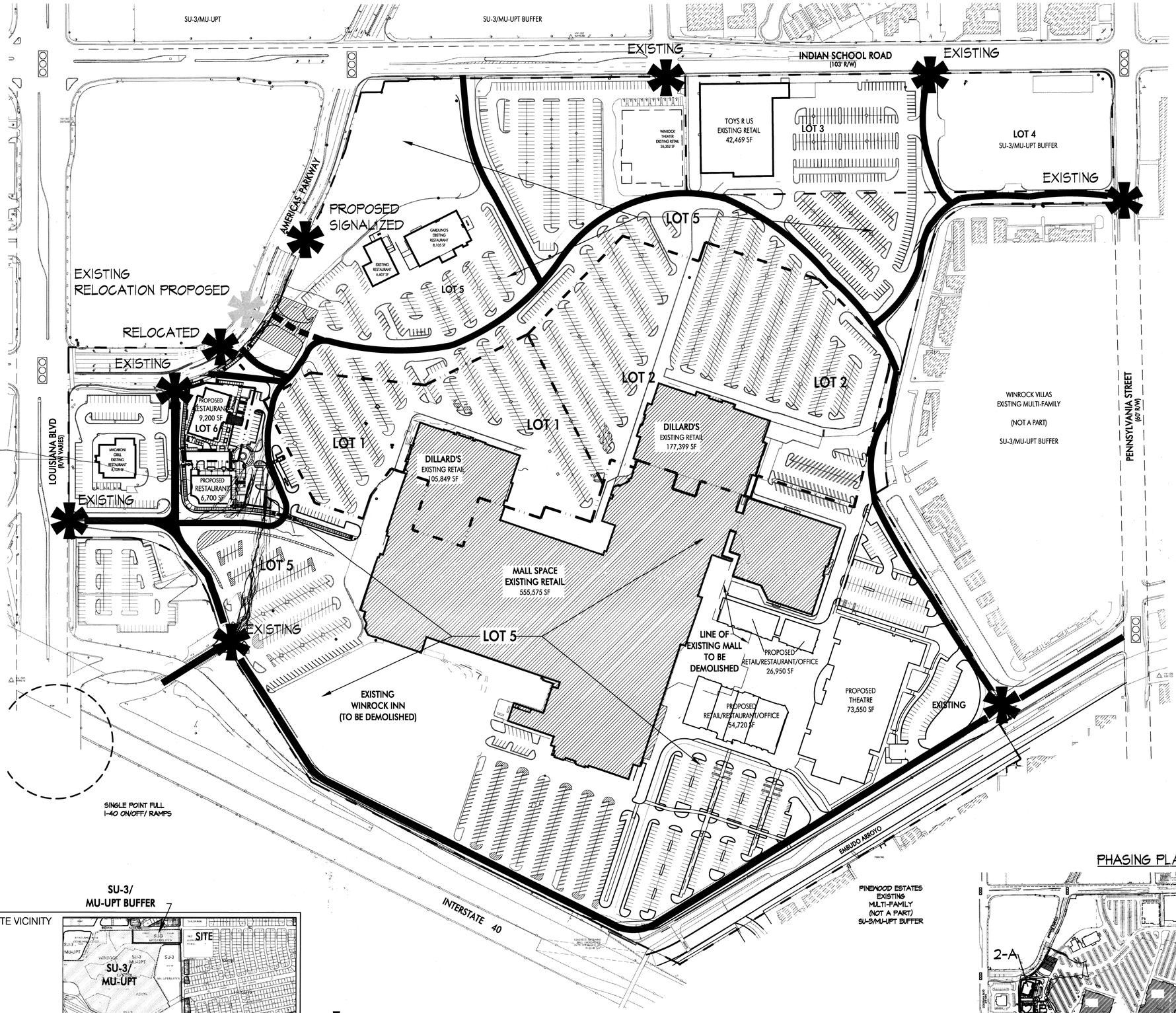
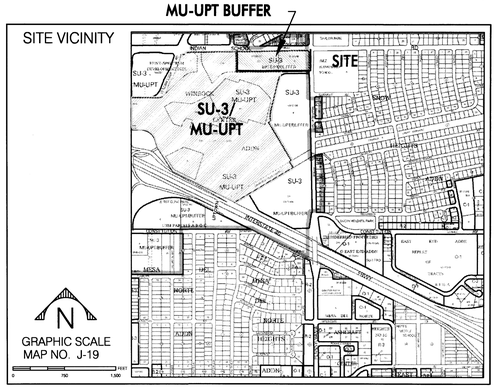


SU-3/
MU-UPT BUFFER



✱ APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.

GENERAL NOTES:

1. LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
2. PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
4. PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
5. WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY
6. SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
7. SURPLUS PARKING AND OPEN SPACE IN PHASE I SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE
DEVELOPMENT PLAN FOR SUBDIVISION OSEPC00816, PROJECT NO, 1002202.

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 81.37 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO SIX SEPARATE TRACTS, TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-3 AND A-2) FOR THE MEN'S AND WOMEN'S DILLARDS STORES AND A PORTION OF THEIR PARKING FIELDS, TRACT 3 IS THE EXISTING TOY'S R US LOT (D-1A), TRACT 4 IS THE EXISTING VACANT LOT E1 EAST TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A1A B, AND C2A PLUS PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE. TRACTS 1, 2 AND _ ARE ZONED SU-3 MU-UPT AND TRACTS _-_ ARE ZONED MU-UPT/BUFFER.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) AS FOLLOWS:

LOT 1 251,644 SF 5.78 AC.
LOT 2 422,250 SF 9.69 AC.
LOT 3 181,058 SF 4.16 AC.
LOT 4 134,870 SF 3.10 AC .
LOT 5 2,526,851 SF 57.99 AC.
LOT 6 28,314 SF 0.65 AC.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) LAND USES ARE AS FOLLOWS:

*RETAIL/RESTAURANT/THEATER 422,182 S.F.
*OFFICE 24,000 S.F.
*HOTEL: 174 ROOMS
*MULTI-FAMILY 66 UNITS (AREA - 3.11 AC.
GROSS DENSITY-21.11 DU/AC.)

*USES AND SQUARE FOOTAGES ARE APPROVE PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.

BICYCLE AND TRAIL ACCESS:
BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL AND CONTINUES ALONG WINROCK'S SOUTHERN EDGE AND CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN .

TRANSIT ACCESS:
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 118 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING ROAD SYSTEM, SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

FAR:
THE MINIMUM FLOOR AREA RATIO (FAR) IS .30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

SU-3

AREA	BUILDING	F.A.R.
3,544,478 S.F.(81.37 AC.)	1,108,308 S.F.	.31

LANDSCAPE PLAN:
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLEN, THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

PHASING:
OVERALL PHASE I DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY WARD BUILDING AND THE WINROCK INN.

PHASE 2 DEVELOPMENT INCLUDES RELOCATING AN ACCESS POINT ON AMERICAS PARKWAY AND CREATING LOT 6 FOR A RESTAURANT.

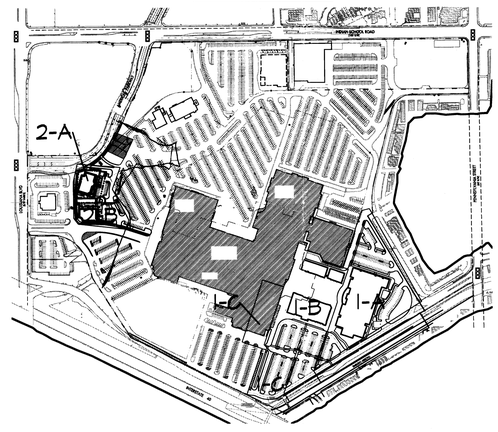
PROJECT NUMBER: 1002202
APPLICATION NUMBER _____

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PHASING PLAN



Winrock
TOWN CENTER

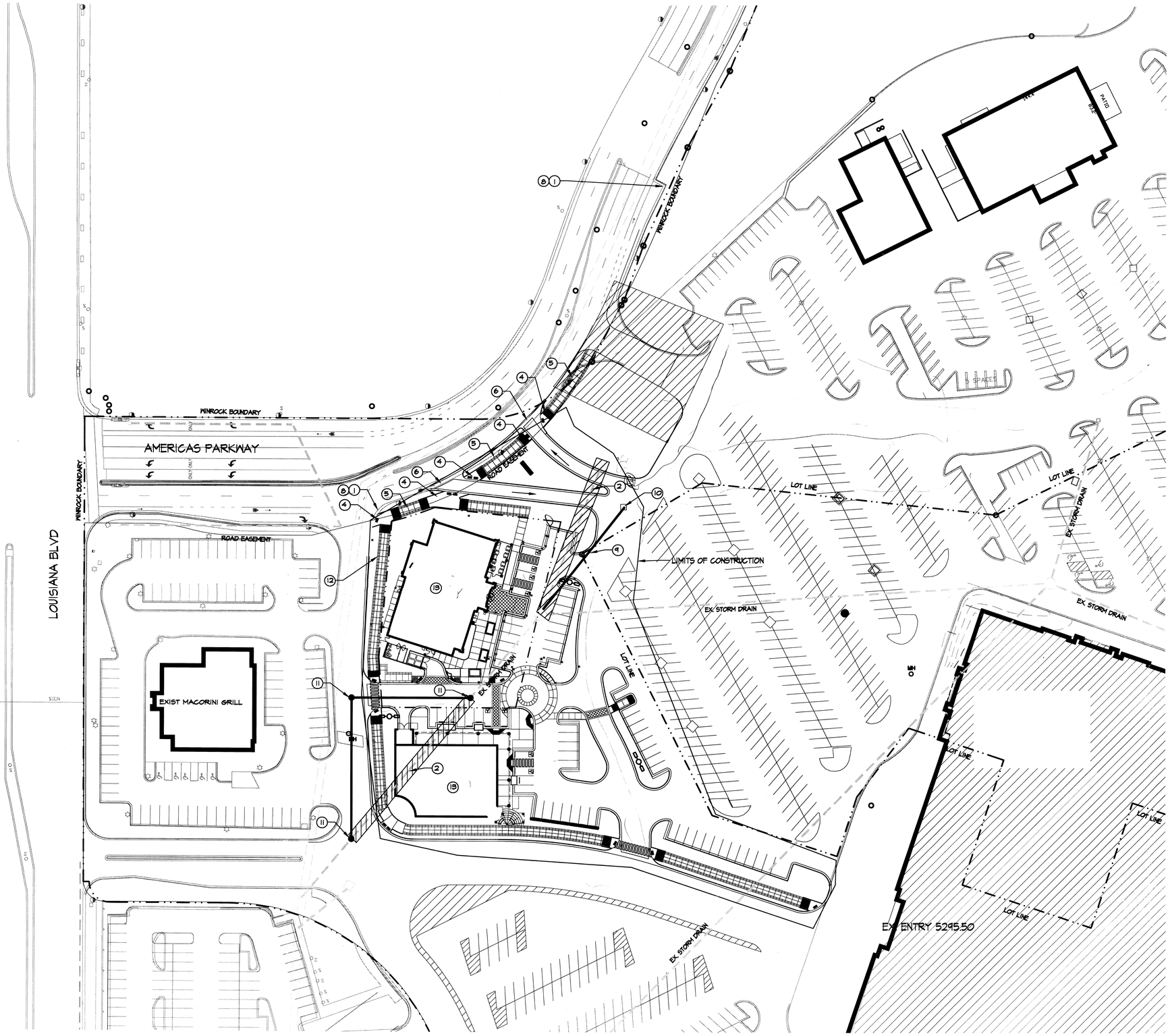
OWNER/DEVELOPER
GOODMAN REALTY

PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
SITE PLAN

NORTH
50 0 100 200
SCALE: 1" = 100'

SHEET S-100
MARCH 23, 2012



NOTES:

1. REMOVE EXISTING ASHPALT CURB ALONG AMERICAS PARKWAY
2. REMOVE EXISTING STORM DRAIN
3. MAINTAIN EXISTING 6' BIKE LANE ALONG AMERICAS PARKWAY
4. INSTALL ADA SIDEWALK RAMP - IN ACCORDANCE WITH CITY STANDARDS
5. INSTALL 10' WIDE CONCRETE SIDEWALK - IN ACCORDANCE WITH CITY STANDARDS
6. INSTALL 14' WIDE VEHICULAR ENTRY - IN ACCORDANCE WITH CITY STANDARDS
7. INSTALL 14' WIDE VEHICULAR EXIT - IN ACCORDANCE WITH CITY STANDARDS
8. INSTALL 8" CONCRETE CURB AND GUTTER IN ACCORDANCE WITH CITY STANDARDS - APPROX. 480 LF
9. RELOCATED STORM DRAIN
10. RELOCATED DROP INLET
11. INSTALL STORM DRAIN MANHOLE
12. INSTALL SIDEWALK CULVERT
13. NEW RESAURANT

Winrock
TOWN CENTER

OWNER/DEVELOPER
GOODMAN REALTY

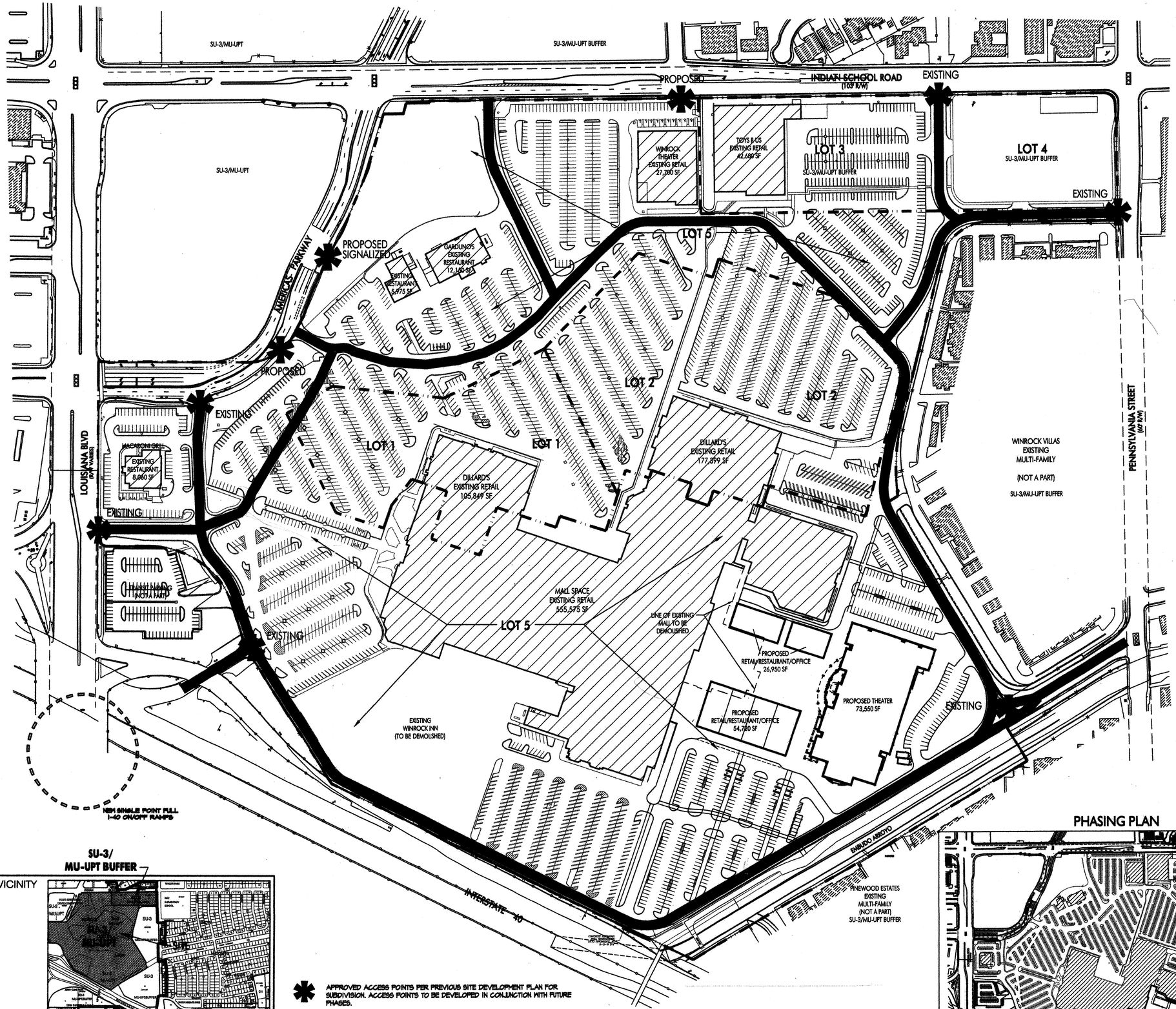
PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
ENLARGED SITE PLAN

NORTH

20 0 40 80
SCALE: 1" =40'

SHEET S-101
MARCH 23, 2012



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION (05EPC00816), PROJECT NO. 1002202.

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 81.97 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO FIVE SEPARATE TRACTS. TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-8 AND A-2) FOR THE MEN'S AND WOMEN'S DILLARDS STORES AND A PORTION OF THEIR PARKING FIELDS; TRACT 3 IS THE EXISTING TOYS 'R US LOT (D-1A); TRACT 4 IS THE EXISTING VACANT LOT (E1) EAST OF TOYS 'R US, COMMONLY CALLED THE "CHRISTMAS TREE LOT" AT THE NORTHEAST CORNER OF THE SITE; AND TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A1A, B, AND C2A PLUS PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE). TRACTS 1, 2 AND 3 ARE ZONED SU-3 MU-UPT AND TRACTS 3-4 ARE ZONED MU-UPT/BUFFER.

LOT 1	251,644 SF	5.78 AC.	LOT 4	134,870 SF	3.10 AC.
LOT 2	422,280 SF	9.64 AC.	LOT 5	2,564,616 SF	58.84 AC.
LOT 3	181,058 SF	4.16 AC.			

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER). LAND USES ARE AS FOLLOWS:

*RETAIL/RESTAURANT/THEATER:	906,282 S.F.	*USES AND SQUARE FOOTAGES ARE APPROVED PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
*OFFICE:	24,000 S.F.	
*HOTEL:	114 ROOMS	
*MULTI-FAMILY:	66 UNITS (AREA-9.11 AC. GROSS DENSITY-21.11 DU/AC.)	

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.

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BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL, AND CONTINUES ALONG WINROCK'S SOUTHERN EDGE AND CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER, CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

TRANSIT ACCESS:
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 115 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING ROAD SYSTEM. SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHTS, SETBACKS AND DESIGN:
BUILDING HEIGHTS, SETBACKS AND DESIGN SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

FAR:
THE MINIMUM FLOOR AREA RATIO (FAR) IS .30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

SU-3

AREA	BUILDING	F.A.R.
3,544,419 S.F. (81.37 AC.)	1,040,808 S.F.	.30

LANDSCAPE PLAN AND OPEN SPACE:
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLEN, THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

PHASING:
OVERALL PHASE 1 DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY WARD BUILDING AND THE WINROCK INN.

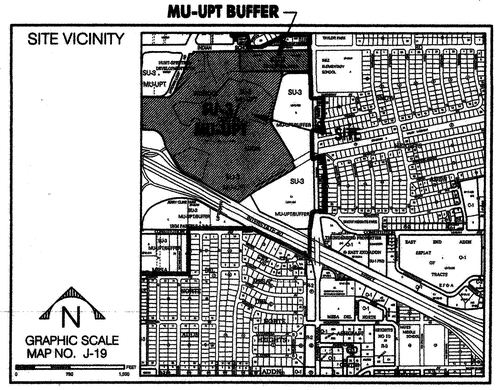
PROJECT NUMBER: 1002202
APPLICATION NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

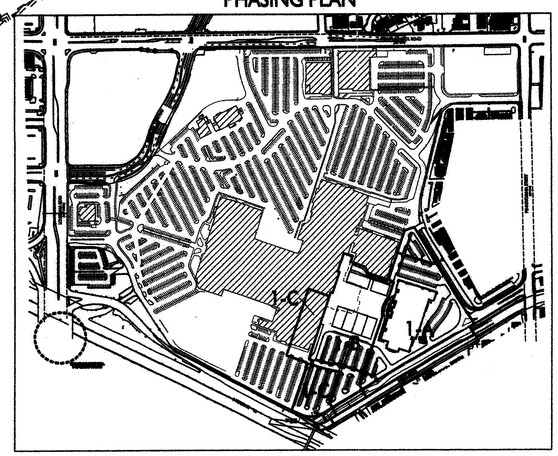
DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	02-09-11 DATE
ABCWUA	02/09/11 DATE
PARKS AND RECREATION DEPARTMENT	2/9/11 DATE
CITY ENGINEER	2/9/11 DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	N/A DATE
SOLID WASTE MANAGEMENT	N/A DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	2-10-11 DATE

SITE VICINITY



PHASING PLAN



✱ APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.

GENERAL NOTES:
1. LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
2. PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
4. PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
5. WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY.
6. SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
7. SURPLUS PARKING AND OPEN SPACE IN PHASE 1 SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

Winrock
TOWN CENTER

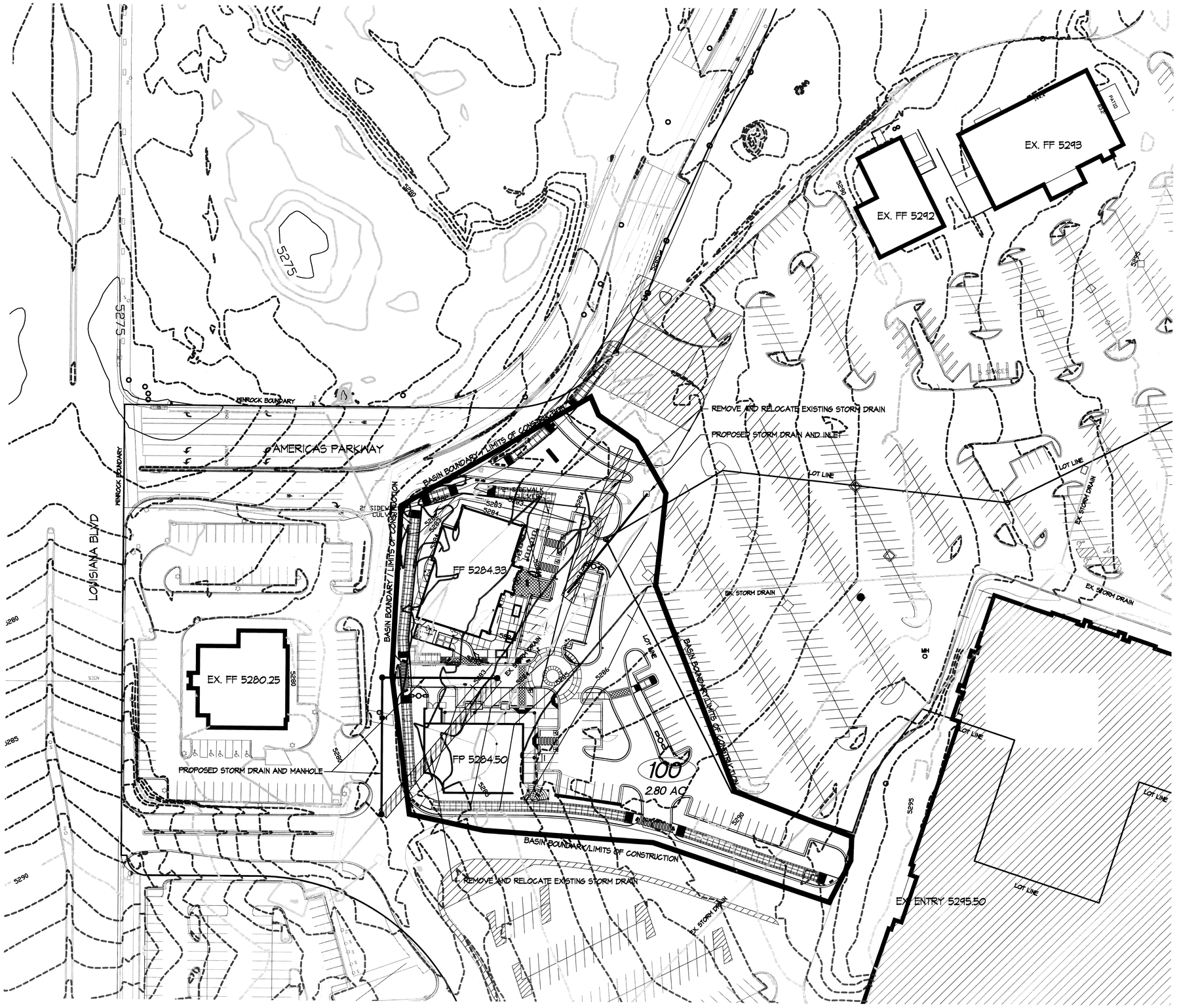
OWNER/DEVELOPER
WINROCK PARTNERS, LLC

PROJECT TEAM
ENGINEERING
HUITT-ZOLLARS
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING
SURROUNDINGS STUDIO
ARCHITECTURE
STUDIO SOUTHWEST ARCHITECTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
SITE PLAN

NORTH SCALE: 1" = 100' (50 0 100 200)

SHEET S-102
FEBRUARY 10, 2011



HYDROLOGY

CURRENTLY THE SITE CONSISTS PREDOMINANTLY OF ASPHALT PAVEMENTS AND BUILDINGS AND THE DISTURBED AREA IS APPROXIMATELY 2.8 AC.

A DETAILED DRAINAGE REPORT SHALL BE PREPARED, SUBMITTED, AND PROCESSED FOR THE SITE PLAN FOR BUILDING PERMIT. IT IS ANTICIPATED THAT STORMWATER DISHCARGE WITHIN THE LIMITS OF THIS PROJECT SHALL BELOW HISTORIC DISCHARGE RATES.

CONCEPTUAL GRADING SHOWN ON THIS PLAN DO NOT DISRUPT OR ALTER HISTORICAL STORM WATER FLOW PATTERNS ON THE WINROCK SITE.

THE SITE PLAN IMPACTS AN EXISTING STORM DRAIN WHICH SHALL BE RELOCATED AS PART OF THE SITE DEVELOPMENT PROCESS.

SITE GRADING WILL IMPLEMENT LID TECHNIQUES TO THE MAXIMUM EXTENT POSSIBLE. LANDSCAPE AREAS SHALL BE DEPRESSED. DRAINAGE FROM ROOF DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPE AREAS.

DRAINAGE AREA 100 AREA = 2.80 ac.

DRAINAGE ZONE 3
PRECIPITATION: 360 = 2.60 in.
1140 = 3.10 in.
10day = 4.90 in.

	EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.66 in.	1.87 cfs/ac.
TREATMENT B	0.92 in.	2.60 cfs/ac.
TREATMENT C	1.29 in.	3.45 cfs/ac.
TREATMENT D	2.36 in.	5.02 cfs/ac.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0.00 ac.	0.00 ac.
TREATMENT B	0.00 ac.	0.00 ac.
TREATMENT C	0.28 ac.	0.42 ac.
TREATMENT D	2.52 ac.	2.38 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)x(0.00)+(0.92)x(0.00)+(1.29)x(0.28)+(2.36)x(2.52)/ 2.80 ac.
= 2.25 in.
V100-360 = (2.25)x(2.80)/ 12 = 0.525700 ac-ft = 22899 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.28)+(5.02)x(2.52)= 13.62 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)x(0.00)+(0.92)x(0.00)+(1.29)x(0.42)+(2.36)x(2.38)/ 2.80 ac.
= 2.20 in.
V100-360 = (2.20)x(2.80)/ 12.0 = 0.513217 ac-ft = 22356 cf
V100-1440 = (0.51)+(2.38)x(3.10 - 2.60)/ 12 = 0.612383 ac-ft = 26675 cf
V100-10day = (0.51)+(2.38)x(4.90 - 2.60)/ 12 = 0.969383 ac-ft = 42226 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.42)+(5.02)x(2.38)= 13.40 cfs

LEGEND

- EXISTING BUILDING
- BASIN BOUNDARY LINE
- SD — PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- 5300 — PROPOSED CONTOUR (5' INTERVAL)
- FLOW DIRECTION
- TYPE 'D' DRAINAGE INLET
- TYPE 'C' DRAINAGE INLET
- STORM DRAIN MANHOLE
- EXISTING CURB AND GUTTER
- 5300 EXISTING CONTOURS

Winrock TOWN CENTER

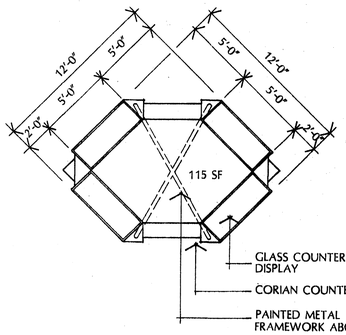
OWNER/DEVELOPER
GOODMAN REALTY

PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

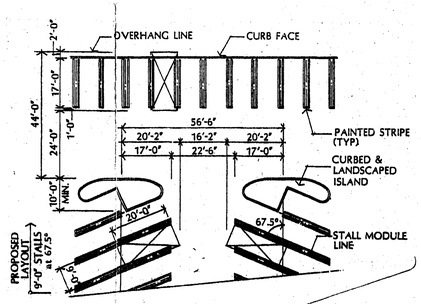
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
CONCEPTUAL GRADING PLAN

NORTH
20 0 40 80
SCALE: 1" =40'

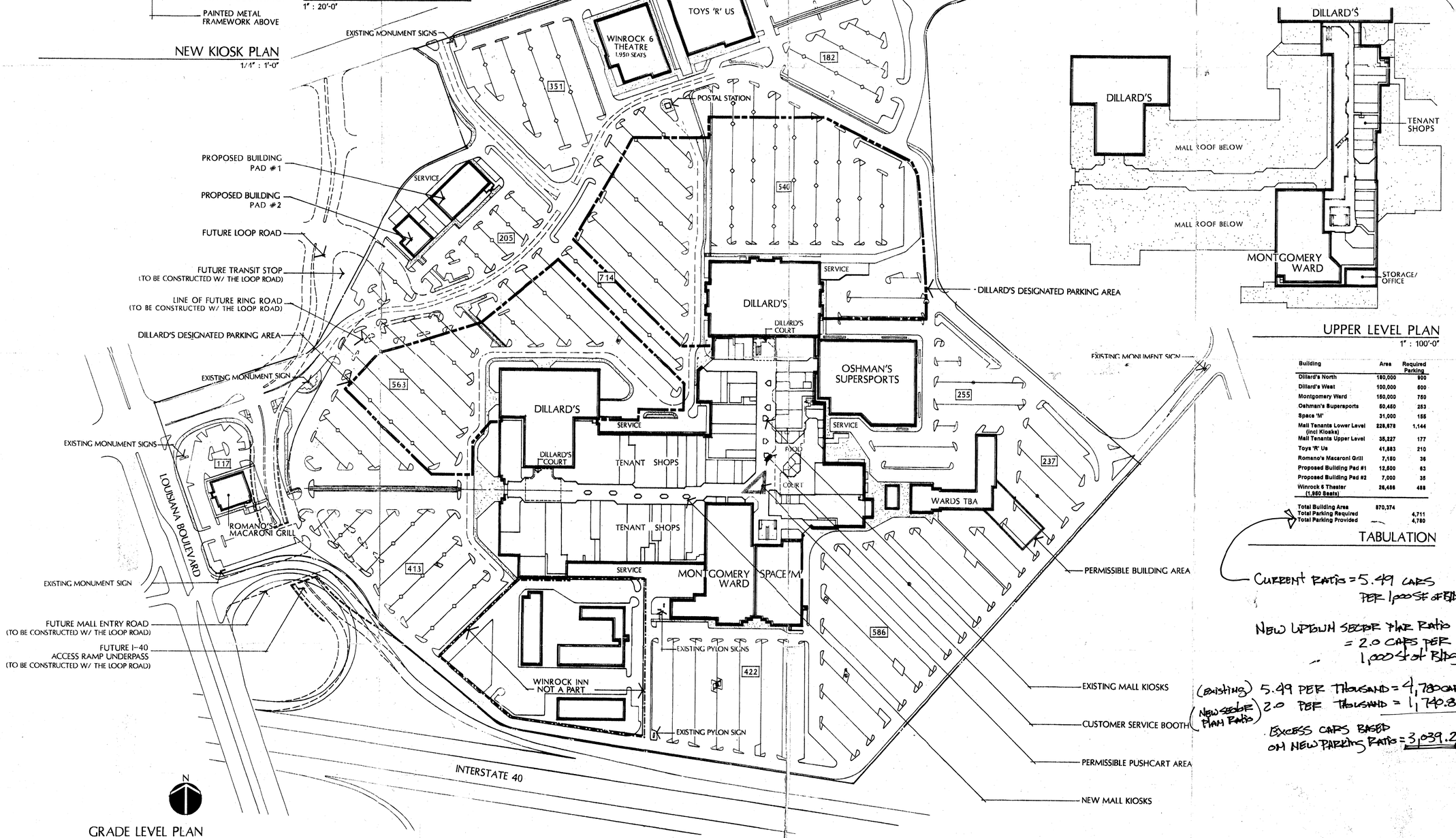
SHEET C-100
MARCH 23, 2012



NEW KIOSK PLAN
1/4" : 1'-0"



TYPICAL PARKING LAYOUT
1" : 20'-0"



GRADE LEVEL PLAN
1" : 100'-0"

0' 50' 100' 200' 300'

UPPER LEVEL PLAN
1" : 100'-0"

Building	Area	Required Parking
Dillard's North	180,000	900
Dillard's West	100,000	600
Montgomery Ward	150,000	750
Oshman's Supersports	50,450	253
Space 'M'	31,000	155
Mall Tenants Lower Level (Incl Kiosks)	228,878	1,144
Mall Tenants Upper Level	35,227	177
Toys 'R' Us	41,883	210
Romano's Macaroni Grill	7,150	36
Proposed Building Pad #1	12,500	63
Proposed Building Pad #2	7,000	35
Winrock 6 Theater (1,950 Seats)	26,486	488
Total Building Area	870,374	
Total Parking Required		4,711
Total Parking Provided		4,780

TABULATION

CURRENT RATIO = 5.49 CARS PER 1,000 SF OF BLDG

NEW UPTOWN SECTOR PLAN RATIO = 2.0 CARS PER 1,000 SF OF BLDG

(EXISTING) 5.49 PER THOUSAND = 4,780 CARS
(NEW SECTOR PLAN RATIO) 2.0 PER THOUSAND = 1,740.8 CARS

EXCESS CARS BASED ON NEW PARKING RATIO = 3,039.2

WINROCK
Albuquerque, New Mexico

The Prudential

TERRANOMICS
Terranomics Retail Services, LP
Albuquerque, New Mexico

DESIGN RESPONSE
2700 Fairmount Suite 300
Dallas Texas 75201 1994
214 953 2200 Tel
214 953 2234 Fax

©1992 DESIGN RESPONSE INC

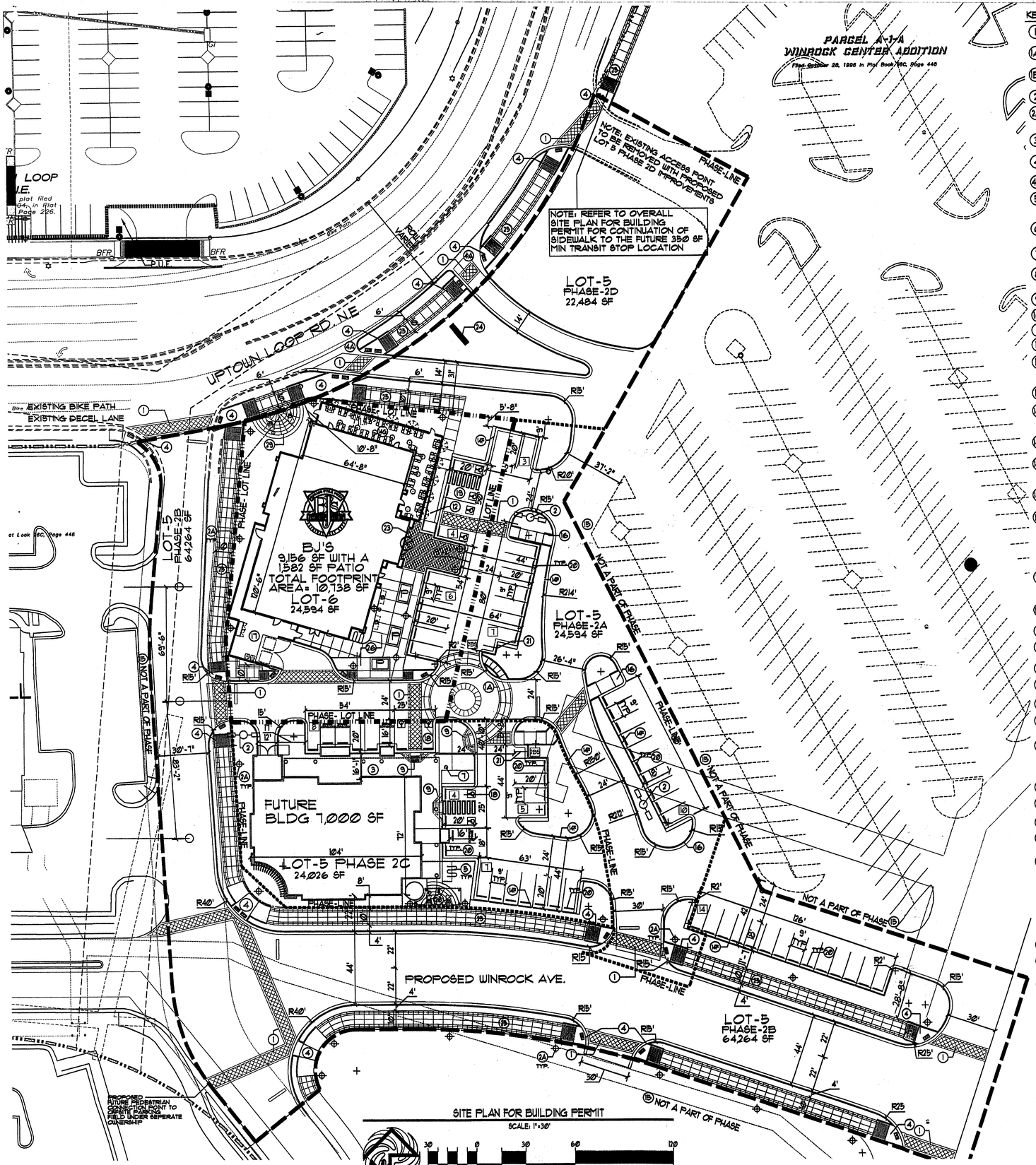
REV. 12/17/92
REV. 12/11/92
REV: 11/3/92

Title

SITE PLAN
EXHIBIT 'B'

Project Number	Sheet Number
92022-01	1
Date	of Sheets
10/28/92	

DESIGN RESPONSE



KEYED NOTE:

1. 8' INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A11
1A. 8' INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 8/A13
1B. 10' INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN STREET SIDEWALK RE: DETAIL 9/A13
2. 30' LIGHT POLE LOCATION RE: DETAIL 3/A11
2A. 4 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION RE: DETAIL 7/A13
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL= ⊕
3. CONC. SIDEWALK RE: DET 14/A11
RE: SITE PLAN FOR JOINT LAYOUT
4. HANDICAP RAMP PER COA STD DWG #2426
AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
4A. INDICATES DRIVE ENTRANCE PER CITY STD. DETAIL 2426
5. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
RE: DETAIL 11/A12
TYPICAL BIKE RACK GRAPHIC SYMBOL= ∫∫∫
6. BENCH LOCATION RE: DETAIL 5/A13
TYPICAL BENCH GRAPHIC SYMBOL= B
7. TRASH RECEPTACLE RE: DET. 3A/A13
8. 18" HIGH INTEGRALLY COLORED CONC. RAISED BED/SEATING
LANDSCAPE AREA RE: DETAIL 10/A13
TYPICAL PLANTING BED GRAPHIC SYMBOL= P
9. HANDICAP RAMP RE: 15/A11
10. HANDICAP RAMP RE: 16/A11
11. HANDICAP RAMP RE: 12/A11
12. HANDICAP RAMP RE: 17/A11
13. INDICATES "OPEN SPACE" LANDSCAPE AREAS
G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
14. INDICATES "DEVELOPED OPEN SPACE AREA
LOCATION RE: PLAN AND LANDSCAPE PLAN FOR INFO
14A. INDICATES "DEVELOPED OPEN SPACE 40% INTEGRATED LANDSCAPE / SEATING AREA RE: KEYED NOTE 8
14B. INDICATES "DEVELOPED OPEN SPACE 40% INTEGRATED LANDSCAPE AREA
14C. INDICATES "DEVELOPED OPEN SPACE 15% LANDSCAPE SHADE TREE LOCATION.
RE: LANDSCAPE PLAN FOR SHADE TREE INFO
14D. INDICATES "DEVELOPED OPEN SPACE 15% CANOPY SHADE STRUCTURE
14E. INDICATES "DEVELOPED OPEN SPACE ACTIVE WATER HARVESTING CONTAINMENT TANK
6 DIA. Z 12' HIGH TANK W/ RUBBER MEMBRANE BLADDER TO ACCEPT ADJACENT ROOF WATER RUNOFF
TANK SHALL BE ELEVATED A MIN. OF 4' OFF ADJACENT GRADE TO ALLOW FOR GRAVITY FLOW TO ADJACENT PLANT BEDS
14F. INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSACE PLANT BEDS. RE: DETAIL 1/A11 FOR . NOTCH DETAIL
14G. INDICATES PROPOSED BJ'S OUTDOOR OPEN AIR PATIO WITH NON FIXED SEATING RE: DETAIL SHEET PLAN A1.0FOR PATIO DETAILINFO
15. NOT A PART-FUTURE REDEVELOPMENT PHASE
16. 6" HIGH CONC. ISLAND RE: DET 4/A11
RE: SITE GRADING PLAN FOR INFO
17. SERVICE YARD. RE: DETAIL PLAN SHEET A6.0 FOR YARD DETAILS
18. H.C PARKING STALL RE: DET 5/A12
19. DUAL CONFIGURATION H.C PARKING STALL RE: DET 9/A12
20. WHEELSTOP RE: DET 9/A12
NOTE: WHEEL STOPS OCCUR AT EACH PARKING SPACE AS REQUIRED BY UBDP
21. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A12
FOR "MOTOR CYCLE PARKING" SIGN DETAIL
22. COMBINATION PET-HUMAN WATER FOUNTAIN RE: DETAIL 11/A13
23. EXTERIOR 12" X 24" BRAZILIAN SLATE TILE AT BJ'S (LOT6)
MAIN BUILDING ENTRY PATHWAY
24. PROPOSED CENTER ID SIGN RE: DETAIL 1/A14 FOR SIGN ELEV.
25. PERIMETER CONCRET STREET SIDEWALK WITH DECORATIVE BORDER RE: DETAIL 9/A13
26. INDICATES PROPOSED OUTDOOR DEVELOPED PLAZA AREA ON THE SOUTHEAST CORNER OF THE BJ'S RETAURANT. AREA SHALL CONTAIN LANDSCAPE PLANTING BEDS ADJACENT TO CONCRETE WALKWAYS.THE CENTER PORTION OF THE PLAZA AREA SHALL CONTAIN RAISED CONCRETE PLANTERS AND A DRINKING FOUNTAIN FOR PET AND PEDESTRIAN USE. THE NORTHERN PART OF THE PROPOSED PLAZA AREA SHALL BE FURTHER ENHANCED WITH SLATE TILE BETWEEN THE ENTRY FACADE AND FACE OF CURB RE: ENLARGED DETAIL 5/A14 FOR INFO
27. PLAZA SIDEWALK EDGE DETAIL RE: DETAIL 2/A14
28. PROPOSED DEVELOPED OPEN SPACE AREA
RE: ENLARGED DETAIL 3/A14 FOR INFO
29. PROPOSED DEVELOPED OPEN SPACE AREA
RE: ENLARGED DETAIL 4/A14 FOR INFO

SITE DATA TABLE	BJ'S RESTAURANT (LOT-6)	FUTURE BLDG AREA	PHASE AREA TOTALS(LOT 5-P2 AND 6)
LEGAL DESCRIPTION:	PARCEL 1-A-1 WINROCK CENTER ADDITION		
TOTAL ACREAGE:	RE: SITE PLAN FOR SUBDIVISION		
EXISTING ZONING:	SU-3 MU-UPT		
PROPOSED USE:	RESTAURANT AND GENERAL RETAILING		
BUILDING SIZE:	9,156 SF + 1,582 SF PATIO= 10,738	7,000 SF TOTAL	
TOTAL PARKING PROVIDED:	11 SPACES	57 SPACES	68 PROVIDED SPACES
TOTAL PARKING REQ:	18 SPACES	14 SPACES	2 PER 1,000=32 SPACES
HC PROVIDED:	4 SPACES	4 SPACES	8 HC (INCLUDING 2 VAN ACCESIBLE)
HC REQUIRED:	1 SPACES	4 SPACES	5 HC SPACES
BIKE SPACES PROVIDED:	5 SPACES	5 SPACES	5 BIKE SPACES
BIKE SPACES REQUIRED:	1 SPACES	3 SPACES	1 PER 20 CAR SPACES= 3
MOTORCYCLE SPACES PROVIDED:	2 SPACES	2 SPACES	4 SPACES
MOTORCYCLE SPACES REQUIRED:	1 SPACES	2 SPACES	3 SPACES

PROJECT NUMBER:

APPLICATION NUMBER:

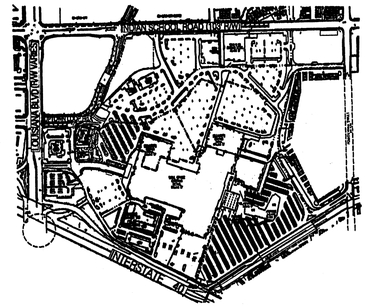
Is an Infrastructure List required? ( )YES ( )NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

	Date
Traffic Engineering, Transportation Division	
DRB ABCWUA ENGINEER	
Parks and Recreation Department	
City Engineer	
Environmental Health Department	
Solid Waste Management	4-16-2012
DRB Chairperson, Planning Department	

* Environmental Health, if necessary

KEYED NOTE:



PEDESTRIAN SEATING TABULATION

PEDESTRIAN SEATING TABULATION (LOT-6 BJ'S)
WITHIN BJ'S DEVELOPED OPEN SPACE
(4) 4 PERSON BENCHES
(3) 13 PERSON RAISED PLANTER BED WALLS
56 TOTAL PROVIDED PUBLIC SEATS

PEDESTRIAN SEATING TABULATION (LOT-5 PHASE 2-C FUTURE BUILDING AREA) WITHIN FUTURE SHOPS DEVELOPED OPEN SPACE
(2) 4 PERSON BENCHES
8 TOTAL PROVIDED PUBLIC SEATS

TOTAL PROVIDED PUBLIC SEATS LOT-6/LOT 5 PHASE 2-C= 63 SEATS

NOTE:
ALL CROSS WALK LOCATIONS SHALL BE MAINTAINED BY THE LANDOWNER

NOTE:
ALL LANDSCAPED AREAS TO BE DEPRESSED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING INTO LANDSCAPE AREAS THROUGH CONCRETE CURB NOTCHES

NOTE:
PROPOSED PEDESTRIAN ACCESS ALONG THE UPTOWN LOOP ROW SHALL BE PROVIDED BY A SERIES OF RAMPS AND TEXTURED PAVING SECTIONS FROM THE NORTHWEST CORNER OF LOT-6 TO THE PROPOSED MASS TRANSIT STOP LOCATED AT THE SIGNALIZED INTERSECTION AS SHOWN ON THE OVERALL SITE PLAN FOR BUILDING PERMIT

NOTE:
LOT 6 AND LOT 5 PHASE-2A SHALL BE COMPLETED CONCURRENTLY UNDER LOT 6 IMPROVEMENTS

NOTE:
LOT - 6 AND LOT 5 PARKING AREAS SHALL HAVE SHARED PARKING AGREEMENTS IN PLACE

LINETYPE LEGEND

INTERNAL PHASE LINE	
PROPOSED LOT LINE	
PROJECT AREA AND OUTER PHASE AREA LIMITS	
EXISTING PROPERTY LINE	
EXISTING CURB LINE	
PROPOSED CURB LINE	

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

PLANS CHECKING CO...
924-3011
APPROVED/APPROVED
INTERIOR(S) ONLY
4/16/12

PROJECT TITLE: WINROCK TOWN CENTER
2200 LOUISIANA BLVD. NE
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA
SHEET TITLE: SITEPLAN FOR BUILDING PERMIT

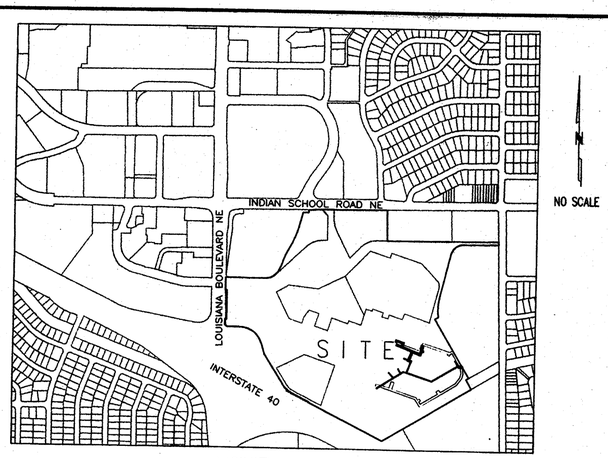
JOB NO. WIN-BJ
DRAWN BY: S-J

DATE: 4/6/12
SCALE: AS NOTED

SHEET: BP1
OF:

PLAT OF PARCEL A-1-A-1 AND PARCEL 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
AUGUST, 2012



VICINITY MAP
ZONE ATLAS J-19-Z

SUBDIVISION DATA

DRB NO.		PLAT ACRES	50.4704
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	2	PARCEL ACRES	50.4704
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

NOTES

1. THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF EXISTING WATERLINE EASEMENTS AND A PORTION OF EXISTING PUBLIC SERVICE COMPANY EASEMENT, GRANT A NEW TWENTY FOOT WIDE PUBLIC WATERLINE EASEMENT TO THE ALBUQUERQUE BERNALILLO WATER UTILITY AUTHORITY WITHIN PARCEL A-1-A OF THE WINROCK CENTER ADDITION AND CREATE PARCELS A-1-A-1 AND A-1-A-2.
2. DRY UTILITY EASEMENTS TO REMAIN AND WILL BE MODIFIED BY FUTURE PLAT.
3. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS NAD 83 BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, DELTA ALPHA -00°11'00". BASIS OF BEARINGS IS THE PUBLISHED BEARING BETWEEN CITY OF ALBUQUERQUE MONUMENTS "15_H18" AND "20_H18" BEING N 00°49'49" W. BASIS OF COORDINATES ARE THOSE PUBLISHED FOR "20_H18" NAD 83. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
4. ALL BEARINGS AND DISTANCES ARE RECORD.
5. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "20_H18" ELEVATION = 5283.22 NAVD88 LOCATED IN LOUISIANA BOULEVARD SOUTH CENTER MEDIAN AT THE INTERSECTION WITH UPTOWN BOULEVARD.

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 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 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.

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, 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 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.

PNM AND QWEST COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

06-19-12
WRC_WTRESMT_P1.dwg

DESCRIPTION

SEE SHEET 2

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED 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:

A 20' PUBLIC WATERLINE EASEMENT AND ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON 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. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

Winrock Partners, LLC

Gary Goodman, President

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 17, 2012 BY GARY GOODMAN, PRESIDENT OF WINROCK PARTNERS LLC., WHO SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.

BY: Karla Candelaria
NOTARY PUBLIC

OFFICIAL SEAL
Karla Candelaria
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 03/04/2016

MY COMMISSION EXPIRES: 03/04/2016

NOTE

PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS ARE GRANTED BY THIS PLAT FOR THE BENEFIT OF PARCELS A-2 AND A-3. TRACT B, PARCELS C-2A, D-1A, AND E-1 OF WINROCK CENTER ADDITION, ARE BENEFICIARIES OF ALL RECIPROCAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY THIS PLAT. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 IS GRANTED BY THIS PLAT, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNER OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

PARCEL A-1-A UPC # 101905813040020410L1

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, CONVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE TRACTS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR THIS PLAT.

PROJECT NO. 1002202

APPLICATION NO. _____

PLAT APPROVALS

UTILITY APPROVALS

Fernando Vigil PNM ELECTRIC SERVICES	9/6/2012 DATE
NEW MEXICO GAS COMPANY	8/30/2012 DATE
QWEST Corporation CenturyLink QC	9-10-12 DATE
COMCAST	08/30/12 DATE

CITY APPROVALS

CITY SURVEYOR	8-30-12 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEVELOPMENT	DATE
DEPARTMENT OF PARKS AND RECREATION	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, STEPHEN COBB, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10472, 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.

STEPHEN COBB, P.S. NO. 10472 — DATE 8/15/12

STEPHEN EARL COBB
NEW MEXICO
10472
REGISTERED PROFESSIONAL SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PLAT OF PARCEL A-1-A-1 AND PARCEL 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
AUGUST, 2012

DESCRIPTION:

The Parcel of Land herein described all of Parcel A-1-A in the Winrock Center Addition plat recorded on October 28, 1996 in Vol. 96C, Folio 446, Document No. 96117928, less right-of-way takes per document no. CV 2003-07942 recorded on July 13, 2007 and on New Mexico Department Of Transportation Monumentation Map New Mexico Project No. IM-NH-TPU-040-3(90)163 recorded on June 29, 2005 in Bk. A99, Page 3061. within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this sheet for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at found City Of Albuquerque Monument "15_H18"; Thence, S00°49'49"E 1957.67 ft. (surface distances are cited herein) to found City Of Albuquerque Monument "20_H18"; Thence, S03°39'19"E 1349.94 ft. to a set Mag Nail with 1-1/2" alloy tag stamped AZ 25068 NM 10472 TX 4297 at the POINT OF BEGINNING;

Thence, South 89°49'19" East, 385.45 feet; Thence, 94.33 feet with a curve to the left having a radius of 125.00 feet, a central angle of 43°14'23", and a chord that bears North 68°33'29" East 92.11 feet; Thence, North 46°56'18" East, 406.74 feet; Thence, 170.83 feet with a curve to the right having a radius of 230.00 feet, a central angle of 42°33'21", and a chord that bears North 68°12'59" East 166.93 feet; Thence, North 89°29'39" East, 45.25 feet; Thence, North 00°09'19" East, 240.83 feet; Thence, North 45°09'46" West, 77.40 feet; Thence, North 89°30'22" East, 112.42 feet; Thence, South 00°18'09" West, 68.58 feet; Thence, 151.29 feet with a non-tangential curve to the left having a radius of 322.00 feet, a central angle of 26°55'15", and a chord that bears South 13°09'38" East 149.91 feet; Thence, South 26°37'12" East, 278.54 feet; Thence, North 43°20'40" East, 140.71 feet; Thence, 177.88 feet with a curve to the right having a radius of 220.45 feet, a central angle of 46°13'54", and a chord that bears North 66°27'37" East 173.09 feet; Thence, North 89°34'34" East, 100.03 feet; Thence, North 89°29'53" East, 1,064.54 feet; Thence, South 01°08'08" East, 30.00 feet; Thence, South 89°30'22" West, 330.05 feet; Thence, 170.09 feet with a curve to the left having a radius of 128.84 feet, a central angle of 75°38'24", and a chord that bears South 51°41'10" West 158.00 feet; Thence, South 13°51'58" West, 427.61 feet; Thence, 189.70 feet with a curve to the left having a radius of 486.38 feet, a central angle of 22°20'49", and a chord that bears South 02°41'33" West 188.50 feet; Thence, South 59°02'20" West, 35.83 feet; Thence, South 30°49'12" East, 652.65 feet; Thence, South 59°11'12" West, 30.00 feet; Thence, South 30°49'12" East, 100.00 feet; Thence, South 59°10'07" West, 988.91 feet; Thence, North 63°40'11" West, 784.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 26°19'48" East (N26°21'03"E rec.), 5.03 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 63°40'12" West (N63°38'57"W rec.), 192.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, 76.29 feet with a non-tangential curve to the right having a radius of 185.00 feet, a central angle of 23°37'38", and a chord that bears North 51°54'24" West (N51°53'09"W rec.) 75.75 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, South 49°54'25" West (S49°55'40"W rec.), 2.48 feet; Thence, North 32°16'41" West, 379.80 feet; Thence, North 17°15'40" West, 106.23 feet; Thence, 282.37 feet with a curve to the left having a radius of 222.30 feet, a central angle of 72°46'44", and a chord that bears North 53°39'02" West 263.77 feet; Thence, South 89°57'36" West, 112.84 feet; Thence, 31.34 feet with a non-tangential curve to the right having a radius of 20.00 feet, a central angle of 89°47'17", and a chord that bears North 45°08'42" West 28.23 feet; Thence, North 89°22'44" West, 5.66 feet; Thence, North 00°02'22" West, 49.88 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, South 89°59'36" East (N89°58'34"E rec.), 15.69 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 00°00'24" East (N00°01'26"W rec.), 280.42 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 89°59'36" West (S89°58'34"W rec.), 15.92 feet; Thence, North 00°02'22" West, 122.46 feet;to the POINT OF BEGINNING, (this perimeter contains 69.5654 acres), SAVE AND EXCEPT THE FOLLOWING PARCELS:

SAVE AND EXCEPT PARCELS A-3 (Bk. 94C Pg. 281) and A-2 (Bk. 94C Pg. 281) described as follows:

Commencing for reference at the most northerly western corner of said Parcel A-1-A, on the south right-of-way line of Indian School Road NE, and at the northeast corner of Tract B (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S 28°09'17" W 907.74 ft. to a found PK nail with 1-1/2" alloy cap stamped PS 11808 for the Point of Beginning of this Save and Except parcel;

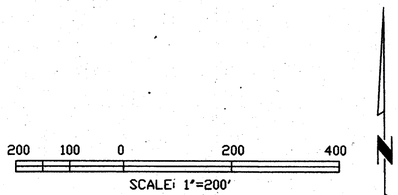
Thence, North 59°22'09" East, 136.37 feet; Thence, South 83°52'00" East, 288.00 feet; Thence, North 63°40'48" East, 284.42 feet; Thence, North 44°05'23" East, 340.54 feet; Thence, South 71°37'05" East, 200.00 feet; Thence, North 18°23'02" East, 50.00 feet; Thence, South 71°37'14" East, 300.00 feet; Thence, South 43°51'57" East, 220.38 feet; Thence, 76.36 feet with a non-tangential curve to the right having a radius of 75.00 feet, a central angle of 58°20'02", and a chord that bears South 14°39'23" East 73.10 feet (record data is arc 78.15 ft., radius 75.00 ft. and central angle 58°10'40"); Thence, South 14°18'26" West, 346.89 feet; Thence, North 71°38'58" West, 252.18 feet; Thence, South 18°21'02" West, 57.70 feet; Thence, North 71°38'58" West, 132.79 feet; Thence, South 18°21'02" West, 40.00 feet; Thence, North 71°38'58" West, 60.00 feet; Thence, North 18°21'02" East, 40.00 feet; Thence, North 71°38'58" West, 105.82 feet; Thence, South 18°21'02" West, 20.00 feet; Thence, North 71°14'41" West (no record bearing), 62.63 feet; Thence, South 17°23'18" West, 64.32 feet; Thence, South 17°23'18" West, 97.84 feet; Thence, North 71°50'21" West, 121.08 feet; Thence, South 20°13'46" West, 30.19 feet; Thence, North 71°38'18" West, 161.59 feet; Thence, South 18°21'44" West, 128.00 feet; Thence, North 71°38'16" West, 131.90 feet; Thence, North 18°21'44" East, 128.00 feet; Thence, North 71°38'16" West, 97.65 feet; Thence, South 37°04'06" West, 83.73 feet; Thence, South 18°34'29" West, 60.93 feet (60.94 ft. rec.); Thence, North 71°57'34" West, 127.82 feet (127.71 ft. rec.) Thence, North 26°47'32" West, 284.38 feet to the POINT OF BEGINNING and containing 15.4700 acres .

SAVE AND EXCEPT PARCEL B (Bk. D09, Pg. 184), described as follows:

Commencing for reference at the westerly northwest corner of said Parcel A-1-A, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S46°27'03"E 1057.81 ft. to a found PK nail with brass tag at the northwest corner of Parcel B (Bk. D09, Pg. 184);

Thence, South 71°40'56" East, 309.92 feet; Thence, South 18°19'04" West, 403.41 feet; Thence, North 63°40'56" West, 312.32 feet; Thence, 65.74 feet with a non-tangential curve to the right having a radius of 120.00 feet, a central angle of 31°23'22", and a chord that bears North 47°59'06" West 64.92 feet; Thence, North 32°17'36" West, 195.42 feet; Thence, North 63°19'04" East, 296.76 feet;to the POINT OF BEGINNING and containing 3.6250 acres.

The NET AREA OF THE ABOVE DESCRIBED PARCEL IS 50.4704 ACRES, more or less.



FOUND CITY OF ALBUQUERQUE MONUMENT "15_H18"
N.M. STATE PLANE COORDINATES
X=1,545,019.848 Y=1,495,111.771
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°11'00"
GRID TO GROUND = .999660624
ELEVATION = 5303.39 (NAVD88)

FOUND CITY OF ALBUQUERQUE MONUMENT "20_H18"
N.M. STATE PLANE COORDINATES
X=1,545,048.21 Y=1,493,154.978
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°11'00"
GRID TO GROUND = .999661580
ELEVATION = 5283.22 (NAVD88)

S00°49'49"E 1957.67' Surface
S00°49'49"E 1957.00' Grid
BASIS OF BEARINGS

S03°39'19"E 1349.94' Surface
S03°39'18"E 1349.48' Grid

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

1. FOUND 3" BRASS CAP IN CONCRETE STAMPED PT # AND LS 1010 PER DETAIL ABOVE.
2. FOUND "+" CHISELED IN TOP OF STEEL COVER ON SIDEWALK DRAIN
3. FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 9750 HUGG
4. FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP UNREADABLE
5. FOUND PK NAIL W/ BRASS TAG UNREADABLE
6. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 9750 HUGG
7. FOUND NO. 4 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 12651.
8. FOUND CHISELED "+" IN CONCRETE
9. FOUND NO. 3 REBAR IN CONCRETE SIDEWALK
10. FOUND HIGHWAY MARKER "I" RAIL
11. FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED WEAVER LS 6544
12. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 11808
13. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 5823
14. FOUND CONCRETE NAIL W/ BRASS TAG UNREADABLE
15. SET MAG NAIL W/ 1 1/2" ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297
16. SET CHISELED "+" ON MANHOLE LID
17. NO CORNERS SET. POINTS LOCATED ON EXISTING EXTERIOR WALLS.
18. SET NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED TX 4297 NM 10472
19. SET CHISELED "+" IN CONCRETE
20. POINT LANDS IN BASE OF TREE

ATTACHED AN ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297 WITH A TIE WIRE TO ALL ACCEPTED POINTS IN ITEMS ABOVE

WINROCK 1979 DTM 1010 Pt. No. 16

CORNER DETAIL FOR ITEM (1)

LINE TABLE

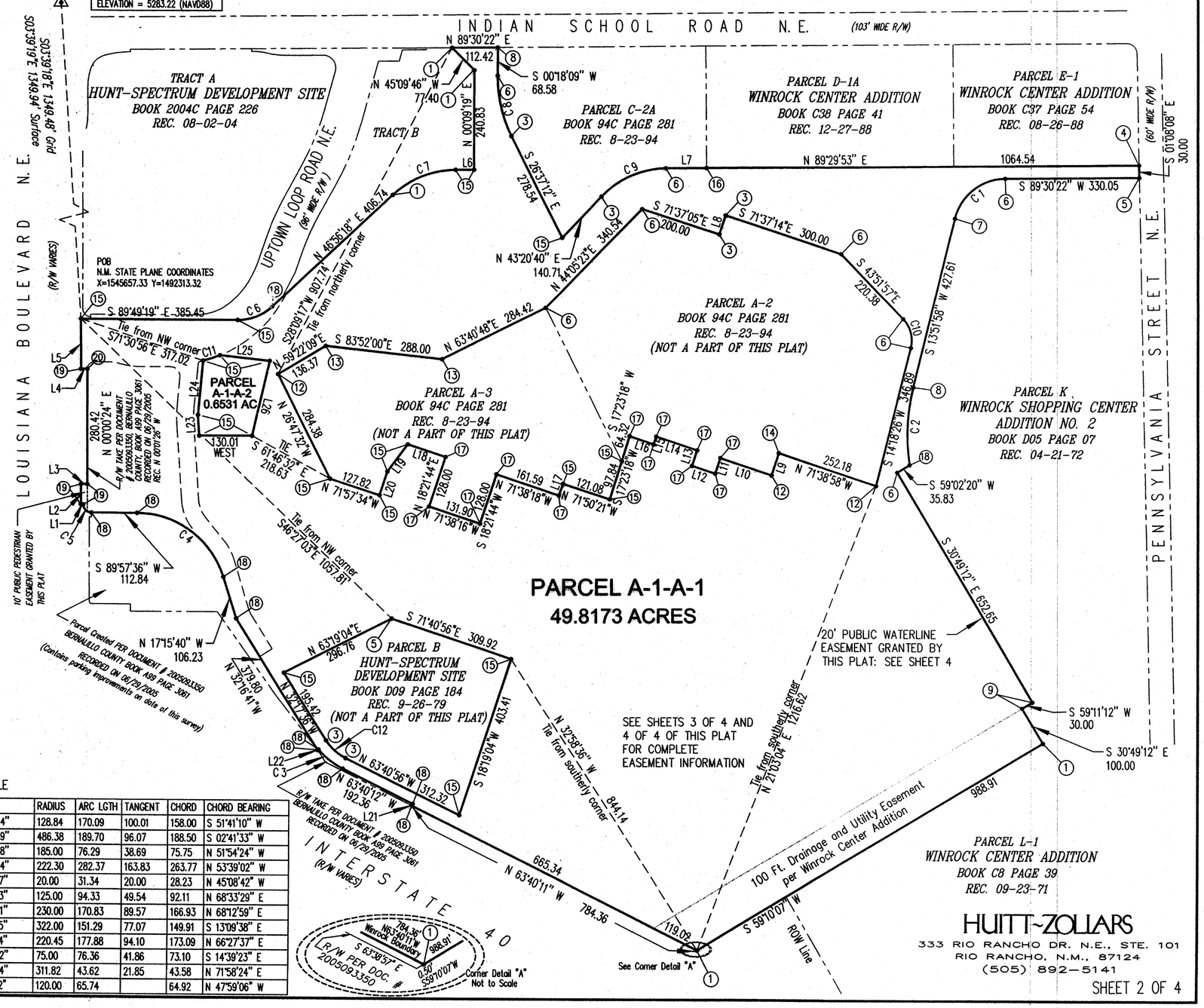
NO	DIRECTION	DISTANCE
L1	N 89°22'44" W	5.66
L2	N 00°02'22" W	49.88
L3	N 89°59'36" E	15.69
L4	N 89°59'36" W	15.92
L5	N 00°02'22" W	122.46
L6	N 89°29'39" E	45.25
L7	N 89°34'34" E	100.03
L8	N 18°23'02" E	50.00
L9	S 18°21'02" W	57.70
L10	N 71°38'58" W	132.79
L11	S 18°21'02" W	40.00
L12	N 71°38'58" W	60.00
L13	N 18°21'02" E	40.00

LINE TABLE

NO	DIRECTION	DISTANCE
L14	N 71°38'58" W	105.82
L15	S 18°21'02" W	20.00
L16	N 71°14'41" W	62.63
L17	S 20°13'46" W	30.19
L18	N 71°38'16" W	97.65
L19	S 37°04'06" W	83.73
L20	S 18°34'29" W	60.93
L21	N 26°19'48" E	5.03
L22	S 49°54'25" W	2.48
L23	N 03°38'02" W	50.04
L24	N 05°16'54" E	132.96
L25	N 83°43'03" W	123.79
L26	S 13°26'08" W	187.41

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°38'24"	128.84	170.09	100.01	158.00	S 51°41'10" W
C2	22°20'49"	486.38	189.70	96.07	188.50	S 02°41'33" W
C3	23°37'38"	185.00	76.29	38.69	75.75	N 51°54'24" W
C4	72°46'44"	222.30	282.37	163.83	263.77	N 53°39'02" W
C5	89°47'17"	20.00	31.34	20.00	28.23	N 45°08'42" W
C6	43°14'23"	125.00	94.33	49.54	92.11	N 68°33'29" E
C7	42°33'21"	230.00	170.83	89.57	166.93	N 68°12'59" E
C8	26°55'15"	322.00	151.29	77.07	149.91	S 13°09'38" E
C9	46°13'54"	220.45	177.88	94.10	173.09	N 66°27'37" E
C10	58°20'02"	75.00	76.36	41.86	73.10	S 14°39'23" E
C11	08°00'54"	311.82	43.62	21.85	43.58	N 71°58'24" E
C12	31°23'22"	120.00	65.74		64.92	N 47°59'06" W



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

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

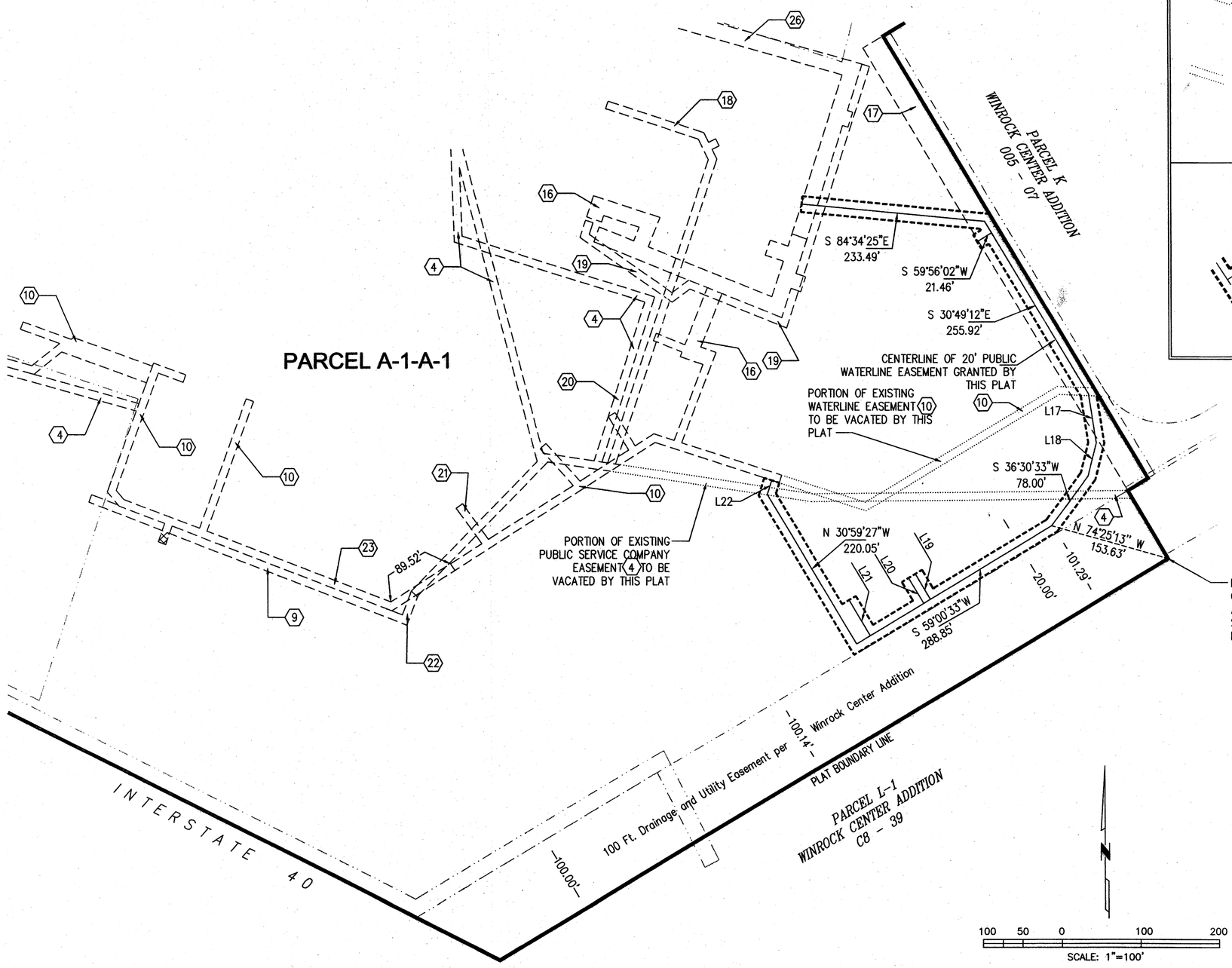
WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2012

LINE TABLE

NO	DIRECTION	DISTANCE
L17	S 08°49'09" E	62.80
L18	S 14°12'41" W	43.02
L19	N 30°59'27" W	37.34
L20	N 30°59'27" W	37.34
L21	N 30°59'27" W	52.24
L22	N 17°47'19" E	18.47

(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 A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54.

(4.) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



LEGEND

EXISTING EASEMENTS VACATED BY THIS PLAT

THIS GHOST LINE INDICATES A PORTION OF EXISTING WATERLINE EASEMENT (10) TO BE VACATED BY THIS PLAT. (REFERENCE: PLAT BOOK C4, FOLIO 184; PLAT BOOK C5, FOLIO 31; PLAT BOOK C8, FOLIO 35C; AND PLAT BOOK D5, FOLIO 54).

THIS GHOST LINE PATTERN INDICATES A PORTION OF EXISTING PUBLIC SEVICE COMPANY EASEMENT (4) TO BE VACATED BY THIS PLAT. (REFERENCE: BOOK D 605, PAGE 531 FILED AUGUST 4, 1961)

EASEMENT CREATED BY THIS PLAT

THIS LINEWORK INDICATES A NEW 20 FOOT WIDE PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT.

100 50 0 100 200
SCALE: 1"=100'

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

06-19-12
WRC_WTRESMT_P4.dwg

PLAT OF PARCEL A-1-A-1 AND PARCEL 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
AUGUST, 2012

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, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,

8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, 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 TO

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, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

15. GRANT OF 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 843826, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. 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, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 96-13, PAGE 6463, AS DOCUMENT NO. 96054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, 1962, 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, RECORED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 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 54

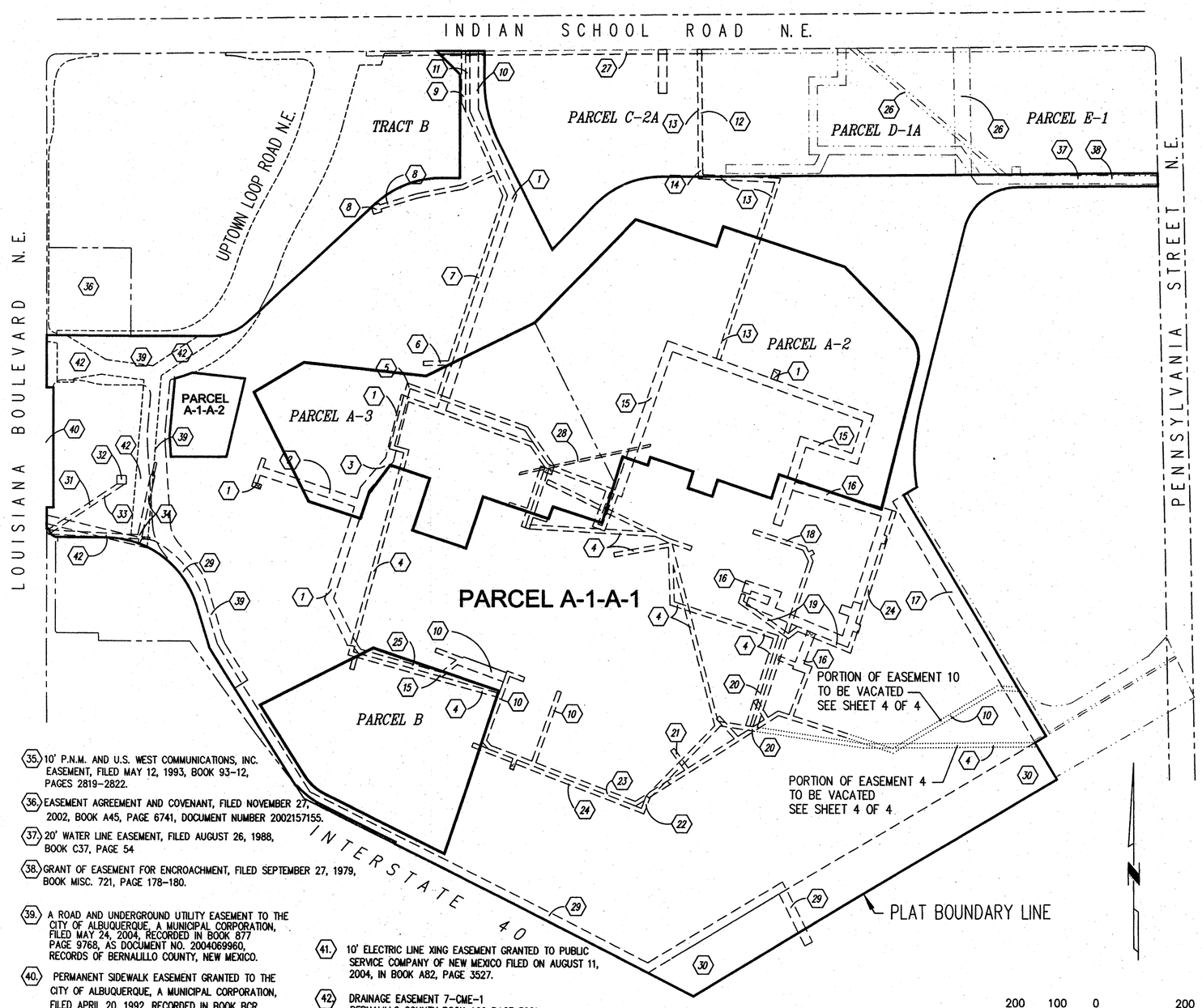
38. GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.

39. A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9768, AS DOCUMENT NO. 2004069960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 9235897, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

41. 10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK A82, PAGE 3527.

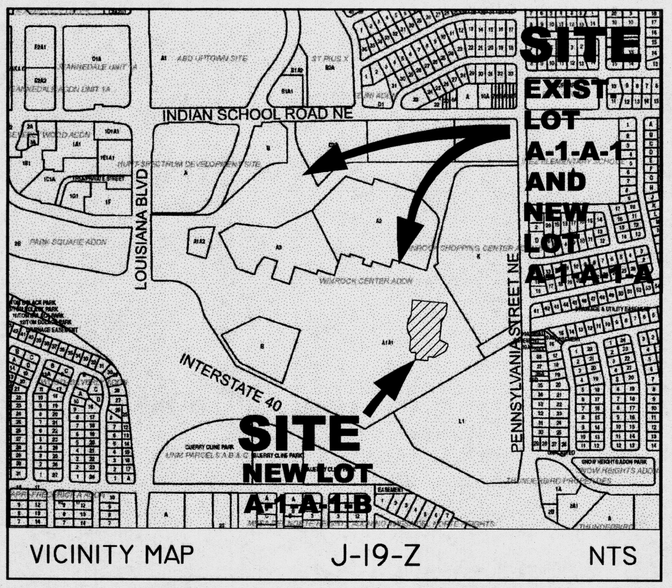
42. DRAINAGE EASEMENT 7-CME-1 BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005



SCALE: 1"=200'

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

06-19-12
WRCp3.dwg



LEGAL DESCRIPTION (PARCEL A-1-A-1):

The Parcel of Land herein described as all of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, less right-of-way takes per document no. CV 2003-07942 recorded on July 13, 2007 and New Mexico Department Of Transportation Monumentation Map New Mexico Project No. IM-NH-TPU-040-3(90)163 recorded on June 29, 2005 in Bk. A99, Page 3061. within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at found City Of Albuquerque Monument "15_H18"; Thence, S00°49'49"E 1957.67 ft. (surface distances are cited herein) to found City Of Albuquerque Monument "20_H18"; Thence, S03°39'19"E 1349.94 ft. to a set Mag Nail with 1-1/2" alloy tag stamped AZ 25068 NM 10472 TX 4297 at the POINT OF BEGINNING;

Thence, South 89°49'19" East, 385.45 feet; Thence, 94.33 feet with a curve to the left having a radius of 125.00 feet, a central angle of 43°14'23", and a chord that bears North 68°33'29" East 92.11 feet; Thence, North 46°56'18" East, 406.74 feet; Thence, 170.83 feet with a curve to the right having a radius of 230.00 feet, a central angle of 42°33'21", and a chord that bears North 68°12'58" East 166.93 feet; Thence, North 89°29'39" East, 45.25 feet; Thence, North 00°09'19" East, 240.83 feet; Thence, North 45°09'46" West, 77.40 feet; Thence, North 89°30'22" East, 112.42 feet; Thence, South 00°18'09" West, 68.58 feet; Thence, 151.29 feet with a non-tangential curve to the left having a radius of 322.00 feet, a central angle of 26°55'15", and a chord that bears South 13°09'39" East 149.91 feet; Thence, South 26°37'12" East, 278.54 feet; Thence, North 43°20'40" East, 140.71 feet; Thence, 177.88 feet with a curve to the right having a radius of 220.45 feet, a central angle of 46°13'54", and a chord that bears North 66°27'37" East 173.09 feet; Thence, North 89°34'34" East, 100.03 feet; Thence, North 89°29'26" East, 608.23 feet; Thence North 89°30'29" East, 456.30 feet; Thence, South 01°08'08" East, 30.00 feet; Thence, South 89°30'22" West, 330.05 feet; Thence, 170.09 feet with a curve to the left having a radius of 128.84 feet, a central angle of 75°38'24", and a chord that bears South 51°41'10" West 158.01 feet; Thence, South 13°51'58" West, 427.61 feet; Thence, 189.70 feet with a curve to the left having a radius of 486.38 feet, a central angle of 22°20'49", and a chord that bears South 02°41'33" West 188.50 feet; Thence, South 59°02'20" West, 35.83 feet; Thence, South 30°49'12" East, 652.65 feet; Thence, South 59°11'12" West, 30.00 feet; Thence, South 30°49'12" East, 100.00 feet; Thence, South 59°10'07" West, 988.91 feet; Thence, North 63°40'11" West, 784.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 26°19'45" East (N26°21'03"E rec.), 5.03 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 63°40'12" West (N63°38'57"W rec.), 192.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, 76.29 feet with a non-tangential curve to the right having a radius of 185.00 feet, a central angle of 23°37'39", and a chord that bears North 51°54'24" West (N51°53'09"W rec.) 75.75 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, South 49°54'26" West (S49°55'40"W rec.), 2.57 feet; Thence, North 32°16'41" West, 379.81 feet; Thence, North 17°15'40" West, 106.23 feet; Thence, 282.37 feet with a curve to the left having a radius of 222.30 feet, a central angle of 72°46'44", and a chord that bears North 53°39'02" West 263.77 feet; Thence, South 89°57'36" West, 112.84 feet; Thence, 31.34 feet with a non-tangential curve to the right having a radius of 20.00 feet, a central angle of 89°47'30", and a chord that bears North 45°08'42" West 28.23 feet; Thence, North 89°22'46" West, 5.66 feet; Thence, North 00°02'22" West, 49.88 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, South 89°59'36" East (N89°58'34"E rec.), 15.69 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 00°00'24" East (N00°01'26"W rec.), 280.42 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 89°59'37" West (N89°58'34"W rec.), 15.92 feet; Thence, North 00°02'22" West, 122.46 feet to the POINT OF BEGINNING, (this perimeter containing 69.5654 Acres, more or less.) EXCEPTING THE FOLLOWING PARCELS:

LESS AND EXCEPTING PARCELS A-3 (Bk. 94C Pg. 281) and A-2 (Bk. 94C Pg. 281) described as follows:

Commencing for reference at the most northerly western corner of said Parcel A-1-A-1, on the south right-of-way line of Indian School Road NE, and at the northeast corner of Tract B (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S 28°09'17" E 907.74 ft. to a found PK nail with 1-1/2" alloy cap stamped PS 11808 for the Point of Beginning of this Save and Except parcel;

Thence, North 59°22'09" East, 136.37 feet; Thence, South 83°52'00" East, 288.00 feet; Thence, North 63°40'48" East, 284.42 feet; Thence, North 44°05'23" East, 340.54 feet; Thence, South 71°37'05" East, 200.00 feet; Thence, North 18°23'02" East, 50.00 feet; Thence, South 71°37'14" East, 300.00 feet; Thence, South 43°51'57" East, 220.38 feet; Thence, 76.36 feet with a non-tangential curve to the right having a radius of 75.00 feet, a central angle of 58°20'02", and a chord that bears South 14°39'23" East 73.10 feet (record data is arc 78.15 ft., radius 75.00 ft. and central angle of 58°10'40"); Thence, South 14°18'26" West, 346.89 feet; Thence, North 71°38'58" West, 252.18 feet; Thence, South 18°21'02" West, 57.70 feet; Thence, North 71°38'58" West, 132.79 feet; Thence, South 18°21'02" West, 40.00 feet; Thence, North 71°38'58" West, 60.00 feet; Thence, North 18°21'02" East, 40.00 feet; Thence, North 71°38'58" West, 105.82 feet; Thence, South 18°21'02" West, 20.00 feet; Thence, North 71°14'41" West (no record bearing), 62.63 feet; Thence, South 17°23'18" West, 64.32 feet; Thence, South 17°23'18" West, 97.84 feet; Thence, North 71°50'21" West, 121.08 feet; Thence, South 20°13'46" West, 30.19 feet; Thence, North 71°38'18" West, 161.59 feet; Thence, South 18°21'44" West, 128.00 feet; Thence, North 71°38'16" West, 131.90 feet; Thence, North 18°21'44" East, 128.00 feet; Thence, North 71°38'16" West, 97.65 feet; Thence, South 37°04'06" West, 83.73 feet; Thence, South 18°34'29" West, 60.93 feet (60.94 ft. rec.); Thence, North 71°57'34" West, 127.82 feet (127.71 ft. rec.) Thence, North 26°47'32" West, 284.38 feet to the POINT OF BEGINNING.
Said Parcel contains 15.4700 Acres, more or less, AND EXCEPTING (CONT'D NEXT COLUMN)

FREE CONSENT:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS FURTHER WARRANT THAT THEY HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: _____ 2/25/13

WINROCK PARTNERS LLC, DATE
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON FEBRUARY 25, 2013

BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC., A DELEWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

_____

MY COMMISSION EXPIRES: 11/9/2015 (NOTARY PUBLIC)

OFFICIAL SEAL
Lisa Giandomenico
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-9-15

LEGAL DESCRIPTION (PARCEL A-1-A-1) CONTINUED:

LESS AND EXCEPTING PARCEL B (Bk. D09, Pg. 184) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A-1, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S46°27'03"E 1057.81 ft. to a found PK nail with brass tag at the northwest corner of Parcel B (Bk. D09, Pg. 184); Thence, South 71°40'56" East, 309.92 feet; Thence, South 18°19'04" West, 403.41 feet; Thence, North 63°40'56" West, 312.32 feet; Thence, 65.74 feet with a non-tangential curve to the right having a radius of 120.00 feet, a central angle of 31°23'22", and a chord that bears North 47°59'06" West, 64.92 feet; Thence, North 32°17'36" West, 195.42 feet; Thence, North 63°19'04" East, 296.76 feet;to the POINT OF BEGINNING.
Said Parcel contains 3.6250 Acres, more or less, AND EXCEPTING

LESS AND EXCEPTING PARCEL A-1-A-2 (Bk. 2012C, Pg. 0130M) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A-1, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S71°30'56"E 317.02 ft. to a mag. nail with brass tag at the northwest corner of the parcel herein described, a point on curve; Thence 43.62 feet along the arc of a non-tangental curve concave to the right, having a radius of 311.82 feet, a central angle of 08°00'54", and a chord that bears North 71°58'24" East, 43.58 feet; Thence, S83°43'03"E, 123.79 ft. to a mag. nail with brass tag at the northeast corner of the parcel herein described; Thence, S13°26'08"W, 187.41 ft. to a mag. nail with brass tag at the southeast corner of the parcel herein described; Thence, West, 130.01 ft. to a mag. nail with brass tag at the southwest corner of the parcel herein described; Thence, N03°38'02"W, 50.04 ft. to a mag. nail with brass tag; Thence, N05°16'54"E, 132.96 ft. to the northwest corner and POINT OF BEGINNING of the parcel herein described. Said Parcel contains 0.6531 Acres, more or less.

THE NET AREA OF THE ABOVE DESCRIBED PARCEL IS 49.8173 ACRES, more or less.

GRANTED EASEMENTS (RECIPROCAL ACCESS AND PARKING):

NON-EXCLUSIVE PARKING AND ACCESS EASEMENTS ARE GRANTED BY THIS PLAT, OVER AND UPON THE COMMON AREAS (PER SITE PLAN AND LEASEHOLD AGREEMENTS), LOCATED ON TRACT A-1-A-1-A, FOR THE BENEFIT OF TRACT A-1-A-1-B AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESS LOCATED ON TRACT A-1-A-1-B. IN ADDITION, TRACT A-1-A-1-B IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A.

PRIOR EASEMENTS (DRY UTILITIES):

CERTAIN PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT WERE GRANTED WITH THE PLAT OF PARCELS A-1-A-1 1ND A-1-A-2 (OCTOBER, 2012) 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 (NOW CENTURYLINK) 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.

DISCLAIMER: IN APPROVING THIS PLAT, THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND THE GAS COMPANY OF NEW MEXICO (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST (CENTURYLINK) CORPORATIONS DO NOR WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION:

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" (POSITIONAL ACCURACY "SUBURBAN" AND PARCEL 1A1A IS SUBSECTION 12.8.2.9 [I]) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DOCUMENT DATA, TITLE RETRACEMENT INFORMATION AND SURVEY DATA ALSO FURNISHED BY HUITT-ZOLLARS INC., MR. STEPHEN COBB P.L.S. NO. 10472 FROM SURVEYS PERFORMED IN 2012 FOR THE SAME OWNERSHIP ENTITY.

CLIFF A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972

DATE 2/6/13

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 12

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

Community sciences he left you a voice mail earlier.

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL A-1-A-1-B WITHIN THE EXISTING PARCEL A-1-A-1. THE REMAINING PORTION OF PARCEL A-1-A-1 IS NEWLY ENTITLED A-1-A-1-A. ONE EASEMENT IS CREATED FOR RECIPROCAL PARKING AND ACCESS.

SITE DATA

CITY PROJECT NUMBERS _____ APPLICATION: _____	
PREVIOUS PROJECT NUMBERS	REF: 1002202 12DRB70291
FEMA MAP NO. 35001C0352G & C0356G, 9/26/08, ZONE X	
ZONING	SU-3
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	2
TOTAL AREA	49.8173 ACRES +/-
ACREAGE OF DEDICATED RIGHT-OF-WAY	0 ACRES

APPROVALS:

SUBDIVISION APPLICATION NUMBER: _____

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY SERVICES	DATE
QWEST CORP. D.B.A. CENTURYLINK CORPORATION	DATE
COMCAST	DATE
CITY SURVEYOR (Sign Here) David P. Aoosta	DATE 2-26-13
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT FOR SUBDIVISION.

TREASURER'S CERTIFICATION: THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL A-1-A UPC # 101905813040020410L1

BERNALILLO COUNTY TREASURERS OFFICE:

BY: DATE:

CO-CONSULTANT:

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PAGE 1 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

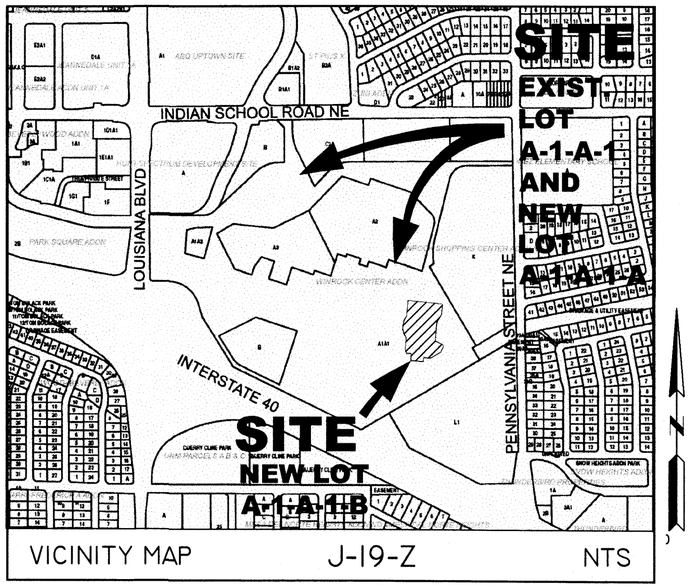
DWG PATH: \\CSC1\Projects\N0919 - Huitt Zollers\620 Winrock Addition Plat\N919-01-620 CAS Winrock 2012_13\ACAD and GIS

.CR5:	DATABASE
DATE:	02/05/13
SCALE:	N/A
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - (505) 897-0000 - CORRALES, NEW MEXICO

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



LEGAL DESCRIPTION (NEW PARCEL A-1-A-1-B):

The Parcel of Land herein described as a portion of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at the southernmost corner of Parcel A-1-A-1, a point on the right-of-way for Interstate 40 a 3" brass tablet in concrete stamped LS1010; Thence, N40°27'27"E 637.58 ft. (surface distances are cited herein) to the southwest corner of the parcel herein described, the POINT OF BEGINNING;
Thence N30°59'30"W, a distance of 4.40 feet; Thence N05°15'31"E, a distance of 45.11 feet; Thence N84°44'32"W, a distance of 33.08 feet; Thence N30°59'26"W, a distance of 21.86 feet; Thence N05°15'28"E, a distance of 90.16 feet; Thence along the arc of a curve to the right, said curve having a radius of 127.00 feet, arc length of 167.46 feet, central angle of 75°33'02", a chord bearing of N01°04'11"E, and a chord length of 155.59 feet; Thence N05°15'28"E, a distance of 110.04 feet; Thence S84°42'49"E, a distance of 242.29 feet; Thence S30°47'18"E, a distance of 8.56 feet; Thence S05°18'43"W, a distance of 67.02 feet; Thence S29°52'48"W, a distance of 69.78 feet; Thence S05°15'28"W, a distance of 130.51 feet; Thence S64°43'16"E, a distance of 61.90 feet; Thence S15°38'08"E, a distance of 13.23 feet; Thence S25°16'45"W, a distance of 42.85 feet; Thence S59°00'33"W, a distance of 86.52 feet; Thence N84°44'32"W, a distance of 49.26 feet; Thence S05°15'28"W, a distance of 28.66 feet; Thence N84°44'31"W, a distance of 87.40 feet to the true POINT OF BEGINNING.

The above described parcel contains 96,170 square feet or 2.1833 Acres more or less.

LEGAL DESCRIPTION (NEW PARCEL A-1-A-1-A):

The Parcel of Land herein described as a portion of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Parcel A-1-A-1 as described as described herein (49.8173 Acres, see Page 1),

LESS AND EXCEPTING THEREFROM Parcel A-1-A-1-B (2.1833 Acres) as described above.

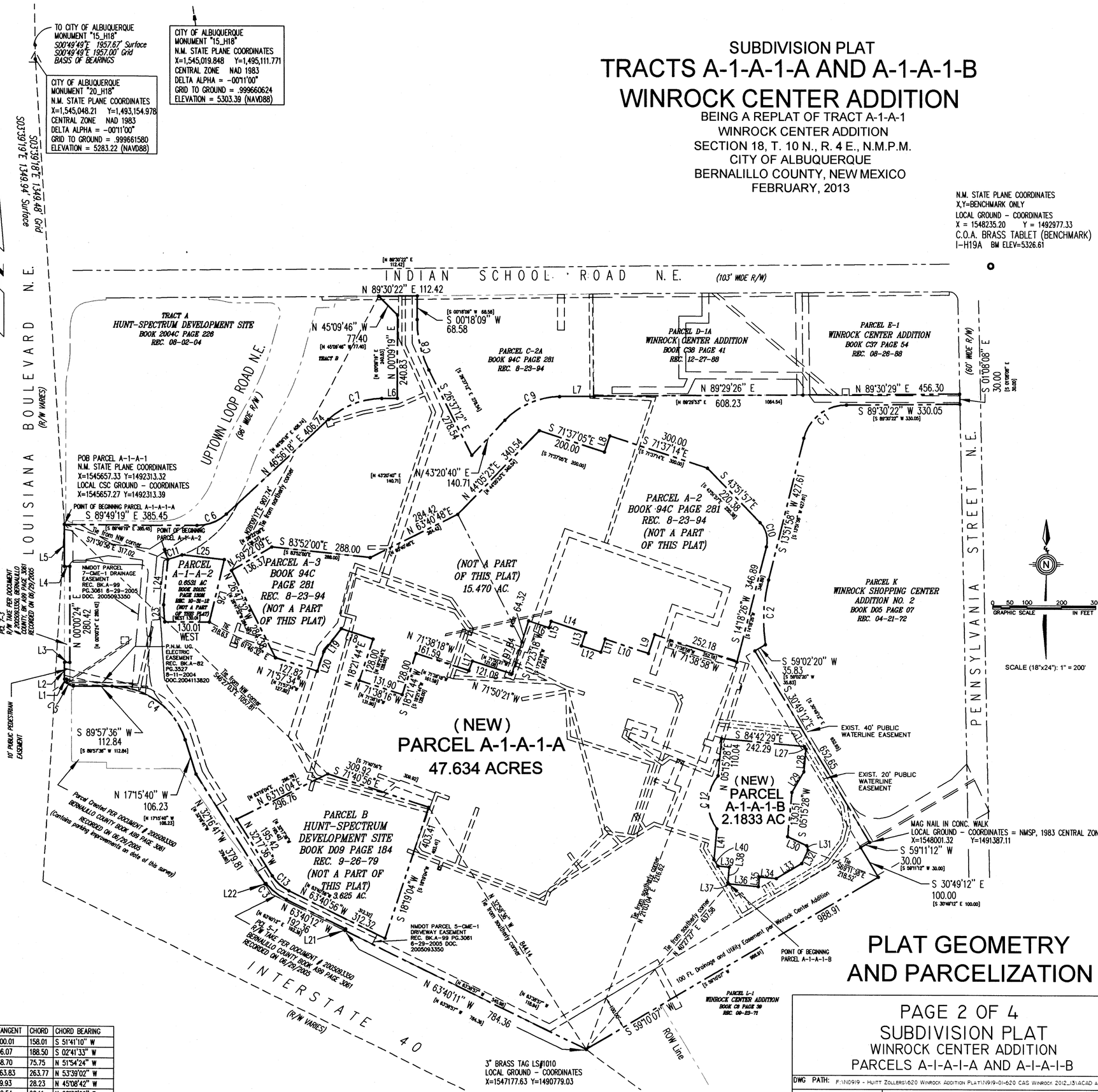
The above described parcel contains 47.6340 Acres more or less.

LINE TABLE

NO	DIRECTION	DISTANCE	NO	DIRECTION	DISTANCE
L1	S 89°22'46" W	5.66	L22	N 49°54'26" E	2.57
L2	N 00°02'22" W	49.88	L23	N 03°38'02" W	50.04
L3	N 89°59'36" E	15.69	L24	N 05°16'54" E	132.96
L4	N 89°59'37" E	15.92	L25	S 83°43'03" E	123.79
L5	N 00°02'22" W	122.46	L26	S 13°26'08" W	187.41
L6	N 89°29'39" E	45.25	L27	S 30°47'18" E	8.56
L7	N 89°34'34" E	100.03	L28	S 05°18'43" W	67.02
L8	N 18°23'02" E	50.00	L29	S 29°52'48" W	69.78
L9	S 18°21'02" W	57.70	L30	S 64°43'16" E	61.90
L10	N 71°38'58" W	132.79	L31	S 15°38'08" E	13.23
L11	S 18°21'02" W	40.00	L32	S 25°16'45" W	42.85
L12	N 71°38'58" W	60.00	L33	S 59°00'33" W	86.52
L13	S 18°21'02" W	40.00	L34	N 84°44'32" W	49.26
L14	N 71°38'58" W	105.82	L35	S 05°15'28" W	28.66
L15	S 18°21'02" W	20.00	L36	N 84°44'31" W	87.40
L16	N 71°14'41" W	62.63	L37	N 30°59'30" W	4.40
L17	S 20°13'46" W	30.19	L38	N 05°15'31" E	45.11
L18	N 71°38'16" W	97.65	L39	N 84°44'32" W	33.08
L19	S 37°04'06" W	83.73	L40	N 30°59'26" W	21.86
L20	S 18°34'29" W	60.93	L41	N 05°15'28" E	90.16
L21	N 26°19'45" W	5.03			

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°38'24"	128.84	170.09	100.01	158.01	S 51°41'10" W
C2	22°20'49"	486.38	189.70	96.07	188.50	S 02°41'33" W
C3	23°37'39"	185.00	76.29	38.70	75.75	N 51°54'24" W
C4	72°46'44"	222.30	282.37	163.83	263.77	N 53°39'02" W
C5	89°47'30"	20.00	31.34	19.93	28.23	N 45°08'42" W
C6	43°14'23"	125.00	94.33	49.54	92.11	N 68°33'29" E
C7	42°33'21"	230.00	170.83	89.57	166.93	N 68°12'58" E
C8	26°55'15"	322.00	151.29	77.07	149.91	S 13°09'39" E
C9	46°13'54"	220.45	177.88	94.10	173.09	N 66°27'37" E
C10	58°20'02"	75.00	76.36	41.86	73.10	N 14°39'23" W
C11	08°00'54"	311.82	43.62	21.85	43.58	N 71°58'24" E
C12	75°33'02"	127.00	167.46	98.42	155.59	N 01°04'11" E



SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

PLAT GEOMETRY AND PARCELIZATION

PAGE 2 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

DWG PATH: F:\N0919 - HUITT ZOLLERS\620 WINROCK ADDITION PLAT\N919-01-620 CAS WINROCK 2012_13\ACAD AND GIS

.CRS:	DATABASE
DATE:	02/05/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

EXISTING EASEMENTS AND TITLE INFORMATION AFFECTING 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, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **PARTIALLY VACATED BY PLAT (PORTION INDICATED AS "4**" ON CALL OUT). REC. BOOK 2012C PAGE 0130 M, 10/31/2012.

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, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,

8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, 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.

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, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

15. GRANT OF 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 843826, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. 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, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 96-13, PAGE 6463, AS DOCUMENT NO. 96054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, 1962, 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, RECORED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 EMT. 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 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 9768, AS DOCUMENT NO. 2004069960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 9235897, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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. 20' PUBLIC WATERLINE EASEMENT (BY PLAT) BERNALILLO COUNTY BOOK 2012C PAGE 0130 M RECORDED ON 10/31/2012

44. QUITCLAIM DEED, U.N.M. TO THE BARCHESTER CORPORATION BERNALILLO COUNTY BOOK 98-2 PAGE 5088 RECORDED ON 1/20/1998 (ADJOINER)

45. DRIVEWAY EASEMENT 5-CME-1 BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005

46. SPECIAL WARRANTY DEED PRUWINROCK TO WINROCK PARTNERS BERNALILLO COUNTY DOCUMENT 2007133307 RECORDED ON 09/18/2007 (THIS PROPERTY) TOGETHER WITH OFFSITE EASEMENTS FILED OCT. 24, 1969 AMENDED JULY 24, 1987 BOOK MISC. 514A, PG. 599, DOC. NO. 1987-077630.

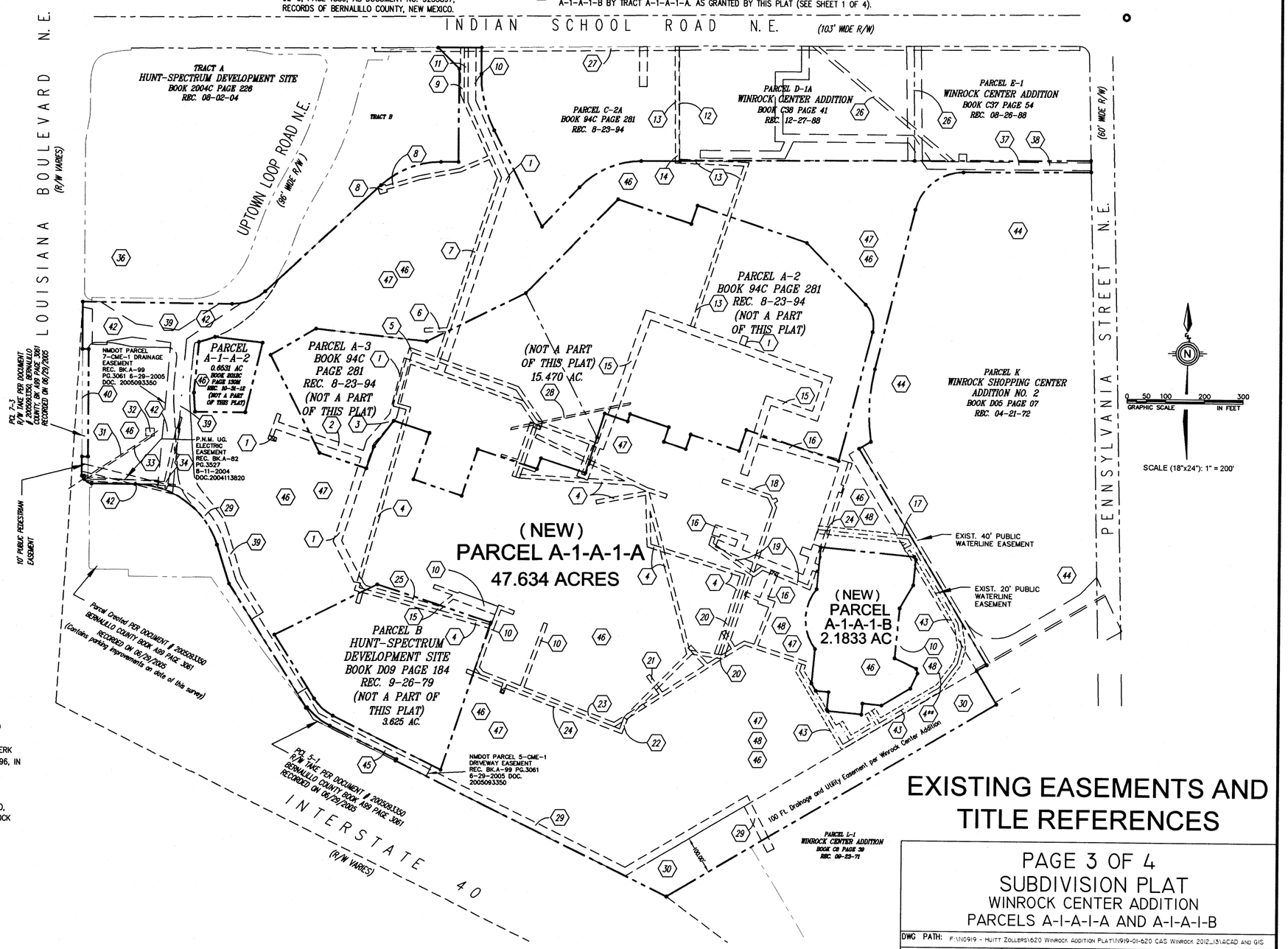
47. OTHER EASEMENTS GRANTED BY PLAT REC. BOOK 2012C PAGE 0130 M, 10/31/2012: AS - PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED FOR THE BENEFIT OF PARCELS A-2 AND A-3. TRACT B, PARCELS C-2A, D-1A, AND E-1 OF WINROCK CENTER ADDITION, AS BENEFICIARIES OF ALL RECIPROCAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY THE PLAT. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 AS GRANTED BY THE PLAT, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNER OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

48. CERTAIN CROSS ACCESS AND PARKING EASEMENTS GRANTED IN BEHALF OF TRACT A-1-A-1-B BY TRACT A-1-A-1-A. AS GRANTED BY THIS PLAT (SEE SHEET 1 OF 4).

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

C.O.A. BRASS TABLET (BENCHMARK)
I-H19A



EXISTING EASEMENTS AND TITLE REFERENCES

PAGE 3 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

DWG PATH: F:\N0919 - HUITT ZOLLERS\620 WINROCK ADDITION PLAT\N919-01-620 CAS WINROCK 2012_13\ACAD AND GIS

.CRS:	DATABASE
DATE:	02/05/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

SURVEY MONUMENTATION AFFECTING THIS PLAT

1979 | DTM | 1010 | Pt. No. 16

WINROCK

CORNER DETAIL FOR ITEM (1)

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

(1) 3" BRASS CAP IN CONCRETE STAMPED PT # AND LS 1010 PER DETAIL.
(2) CHISLED "+" IN TOP OF STEEL COVER ON SIDEWALK DRAIN
(3) NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 9750.
(4) NO. 5 REBAR W/ YELLOW PLASTIC CAP UNREADABLE
(5) PK NAIL W/ BRASS TAG UNREADABLE
(6) PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 9750
(7) NO. 4 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 12651.
(8) CHISELED "+" IN CONCRETE
(9) NO. 3 REBAR IN CONCRETE SIDEWALK
(10) HIGHWAY MARKER "T" RAIL
(11) NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED WEAVER LS 6544
(12) PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 11808
(13) PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 5823
(14) CONCRETE NAIL W/ BRASS TAG UNREADABLE
(15) MAG NAIL W/ 1 1/2" ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297
(16) CHISLED "+" ON MANHOLE LID
(17) NO CORNERS SET. POINTS LOCATED ON EXISTING EXTERIOR WALLS.
(18) NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED TX 4297 NM 18472
(19) CHISLED "+" IN CONCRETE (H-Z 2012)
(20) POINT LANDS IN BASE OF TREE
(21) POINT TO BE SET (SITE NOW UNDER CONSTRUCTION) NMPLS #4972, PK NAIL W/ TAG OR REBAR/PLASTIC CAP

NOTES:

1. ITEMS 1-20, ABOVE, TAKEN FROM HUITT-ZOLLARS PLAT OF PARCEL A-1-A-1 AND A-1-A-2, OCTOBER, 2012. SITE INSPECTION BY THIS SURVEYOR FOUND CONSIDERABLE CONSTRUCTION ACTIVITIES BARRING THE RE-SETTING OF MISSING POSITIONS UNTIL FINAL PARKING LOT PAVING AND BUILDING CONSTRUCTION ACTIVITIES ARE COMPLETED.

2. ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297 WITH A TIE WIRE AFFIXED TO ALL ACCEPTED POINTS BY HUITT-ZOLLARS (OCTOBER, 2012)

3. ITEMS 21 TO BE COMPLETED BY THIS SURVEYOR PRIOR TO DECEMBER, 2013. DESIGNATED THUS: ◉

4. A RECONAISANCE AND VERIFICATION SURVEY WAS PERFORMED 12-31-12 TO 01-03-13 USING A TRIMBLE R8 AND VECTORS RTN GPS NETWORK. FIELD RESIDUALS FOR KEY POINTS AT THE SITE EXTREMES RESULTED IN MAXIMUM RESIDUALS OF DY=0.09' AND DX=-0.07'. THIS EQUATES TO AN APPROXIMATE PRECISION OF 1:30,000. NO ADJUSTMENT OR SITE CALIBRATION WAS PERFORMED IN FAVOR OF PRESERVING TITLE CALLS.

5. DEFERRED MONUMENTATION TO BE SET NO LATER THAN TWO (2) YEARS AFTER THE DATE OF FILING WITH THE BERNALILLO COUNTY CLERK.

6. SUBSECTION 12.8.2.9 [I] OF THE MINIMUM STANDARDS APPLY FOR ANY RE-MONUMENTATION OF THE PERIMITER OF PARCEL A-1-A-1 (NO NEW MONUMENTATION ANTICIPATED).

7. RECORD CALLS INDICATED IN BRACKETS THUS: "[ ]". IF NOT SO INDICATED, RECORD INFORMATION IS THE SAME AS THIS PLAT.

TO CITY OF ALBUQUERQUE MONUMENT "15_H18" S00°49'49"E 1957.67' Surface S00°49'49"E 1957.00' Grid BASIS OF BEARINGS

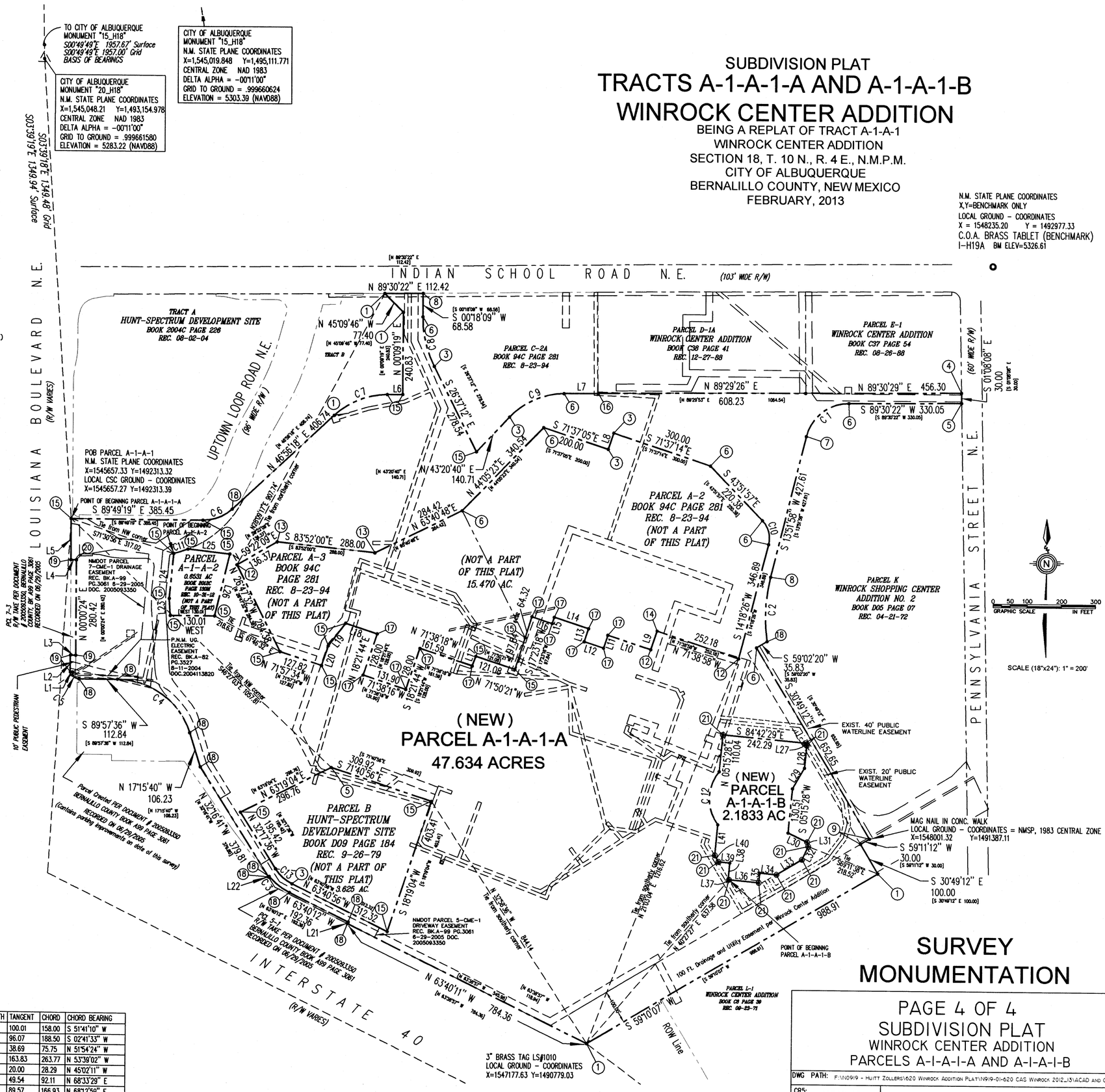
CITY OF ALBUQUERQUE MONUMENT "20_H18" N.M. STATE PLANE COORDINATES X=1,545,048.21 Y=1,493,154.978 CENTRAL ZONE NAD 1983 DELTA ALPHA = -00°11'00" GRID TO GROUND = .999661580 ELEVATION = 5283.22 (NAVD88)

CITY OF ALBUQUERQUE MONUMENT "15_H18" N.M. STATE PLANE COORDINATES X=1,545,019.848 Y=1,495,111.771 CENTRAL ZONE NAD 1983 DELTA ALPHA = -00°11'00" GRID TO GROUND = .999660624 ELEVATION = 5303.39 (NAVD88)

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

N.M. STATE PLANE COORDINATES
X,Y=BENCHMARK ONLY
LOCAL GROUND - COORDINATES
X = 1548235.20 Y = 1492977.33
C.O.A. BRASS TABLET (BENCHMARK)
I-H19A BM ELEV=5326.61



LINE TABLE [=RECORD]

NO	DIRECTION	DISTANCE	NO	DIRECTION	DISTANCE
L1	S 89°57'36" W	5.66	L22	N 49°54'25" E	2.48
L2	N 00°02'22" W	49.88	L23	N 03°38'02" W	50.04
L3	N 89°59'36" E	15.69	L24	N 05°16'54" E	132.96
L4	N 89°59'36" E	15.92	L25	S 83°43'03" E	123.79
L5	N 00°02'22" W	122.46	L26	S 13°26'08" W	187.41
L6	N 89°29'39" E	45.25	L27	S 30°47'19" E	8.56
L7	N 89°34'34" E	100.03	L28	S 05°18'42" W	67.02
L8	N 18°23'02" E	50.00	L29	S 29°52'49" W	69.78
L9	S 18°21'02" W	57.70	L30	S 64°43'16" E	61.90
L10	N 71°38'58" W	132.79	L31	S 15°38'07" E	13.23
L11	S 18°21'02" W	40.00	L32	S 25°16'44" W	42.85
L12	N 71°38'58" W	60.00	L33	S 59°00'33" W	86.52
L13	S 18°21'02" W	40.00	L34	N 84°44'32" W	49.26
L14	N 71°38'58" W	105.82	L35	S 05°15'28" W	28.66
L15	S 18°21'02" W	20.00	L36	N 84°44'30" W	87.40
L16	N 71°14'41" W	62.63	L37	N 30°59'27" W	4.40
L17	S 20°13'46" W	30.19	L38	N 05°15'31" E	45.11
L18	N 71°38'16" W	97.65	L39	N 84°44'32" W	33.08
L19	S 37°04'06" W	83.73	L40	N 30°59'27" W	21.86
L20	S 18°34'29" W	60.93	L41	N 05°15'28" E	90.16
L21	N 26°19'48" W	5.03			

CURVE TABLE [= RECORD]

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°38'24"	128.84	170.09	100.01	158.00	S 51°41'10" W
C2	22°20'49"	486.38	189.70	96.07	188.50	S 02°41'33" W
C3	23°37'38"	185.00	76.29	38.69	75.75	N 51°54'24" W
C4	72°46'44"	222.30	282.37	163.83	263.77	N 53°39'02" W
C5	90°00'27"	20.00	31.42	20.00	28.29	N 45°02'11" W
C6	43°14'23"	125.00	94.33	49.54	92.11	N 68°33'29" E
C7	42°33'21"	230.00	170.83	89.57	166.93	N 68°12'59" E
C8	26°55'15"	322.00	151.29	77.07	149.91	S 13°09'38" E
C9	46°13'54"	220.45	177.88	94.10	173.09	N 66°27'37" E
C10	58°20'02"	75.00	76.36	41.86	73.10	N 14°39'23" W
C11	08°00'54"	311.82	43.62	21.85	43.58	N 71°58'24" E
C12	75°32'57"	127.00	167.46	98.42	155.59	N 01°04'11" E

SURVEY MONUMENTATION

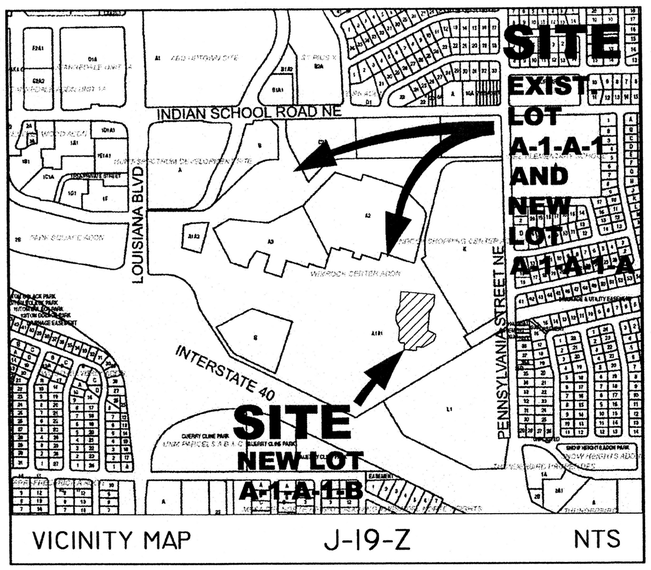
PAGE 4 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-I-A-I-A AND A-I-A-I-B

DWG PATH: F:\IN0919 - HUITT ZOLLERS\620 Winrock Addition Plat\IN919-01-620 CAS Winrock 2012_I31\ACAD and GIS

.CRS:	DATABASE
DATE:	02/05/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000



LEGAL DESCRIPTION (PARCEL A-1-A-1):

The Parcel of Land herein described as all of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, less right-of-way takes per document no. CV 2003-07942 recorded on July 13, 2007 and New Mexico Department Of Transportation Monumentation Map New Mexico Project No. IM-NH-TPU-040-3(90)163 recorded on June 29, 2005 in Bk. A99, Page 3061. within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at found City Of Albuquerque Monument "15_H18"; Thence, S00°49'49"E 1957.67 ft. (surface distances are cited herein) to found City Of Albuquerque Monument "20_H18"; Thence, S03°39'19"E 1349.94 ft. to a set Mag Nail with 1-1/2" alloy tag stamped AZ 25068 NM 10472 TX 4297 at the POINT OF BEGINNING;

Thence, South 89°49'19" East, 385.45 feet; Thence, 94.33 feet with a curve to the left having a radius of 125.00 feet, a central angle of 43°14'23", and a chord that bears North 68°33'29" East 92.11 feet; Thence, North 46°56'18" East, 406.74 feet; Thence, 170.83 feet with a curve to the right having a radius of 230.00 feet, a central angle of 42°33'21", and a chord that bears North 68°12'58" East 166.93 feet; Thence, North 89°29'39" East, 45.25 feet; Thence, North 00°09'19" East, 240.83 feet; Thence, North 45°09'46" West, 77.40 feet; Thence, North 89°30'22" East, 112.42 feet; Thence, South 00°18'09" West, 68.58 feet; Thence, 151.29 feet with a non-tangential curve to the left having a radius of 322.00 feet, a central angle of 26°55'15", and a chord that bears South 13°09'39" East 149.91 feet; Thence, South 26°37'12" East, 278.54 feet; Thence, North 43°20'40" East, 140.71 feet; Thence, 177.88 feet with a curve to the right having a radius of 220.45 feet, a central angle of 46°13'54", and a chord that bears North 66°27'37" East 173.09 feet; Thence, North 89°34'34" East, 100.03 feet; Thence, North 89°29'26" East, 608.23 feet; Thence North 89°30'29" East, 456.30 feet; Thence, South 01°08'08" East, 30.00 feet; Thence, South 89°30'22" West, 330.05 feet; Thence, 170.09 feet with a curve to the left having a radius of 128.84 feet, a central angle of 75°38'24", and a chord that bears South 51°41'10" West 158.01 feet; Thence, South 13°51'58" West, 427.61 feet; Thence, 189.70 feet with a curve to the left having a radius of 486.38 feet, a central angle of 22°20'49", and a chord that bears South 02°41'33" West 188.50 feet; Thence, South 59°02'20" West, 35.83 feet; Thence, South 30°49'12" East, 652.65 feet; Thence, South 59°11'12" West, 30.00 feet; Thence, South 30°49'12" East, 100.00 feet; Thence, South 59°10'07" West, 988.91 feet; Thence, North 63°40'11" West, 784.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 26°19'45" East (N26°21'03"E rec.), 5.03 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 63°40'12" West (N63°38'57"W rec.), 192.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, 76.29 feet with a non-tangential curve to the right having a radius of 185.00 feet, a central angle of 23°37'39", and a chord that bears North 51°54'24" West (N51°53'09"W rec.) 75.75 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, South 49°54'26" West (S49°55'40"W rec.), 2.57 feet; Thence, North 32°16'41" West, 379.81 feet; Thence, North 17°15'40" West, 106.23 feet; Thence, 282.37 feet with a curve to the left having a radius of 222.30 feet, a central angle of 72°46'44", and a chord that bears North 53°39'02" West 263.77 feet; Thence, South 89°57'36" West, 112.84 feet; Thence, 31.34 feet with a non-tangential curve to the right having a radius of 20.00 feet, a central angle of 89°47'30", and a chord that bears North 45°08'42" West 28.23 feet; Thence, North 89°22'46" West, 5.66 feet; Thence, North 00°02'22" West, 49.88 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, South 89°59'36" East (N89°58'34"E rec.), 15.69 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 00°00'24" East (N00°01'26"W rec.), 280.42 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 89°59'37" West (N89°58'34"W rec.), 15.92 feet; Thence, North 00°02'22" West, 122.46 feet to the POINT OF BEGINNING, (this perimeter containing 69.5654 Acres, more or less.) EXCEPTING THE FOLLOWING PARCELS:

LESS AND EXCEPTING PARCELS A-3 (Bk. 94C Pg. 281) and A-2 (Bk. 94C Pg. 281) described as follows:

Commencing for reference at the most northerly western corner of said Parcel A-1-A-1, on the south right-of-way line of Indian School Road NE, and at the northeast corner of Tract B (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S 28°09'17" E 907.74 ft. to a found PK nail with 1-1/2" alloy cap stamped PS 11808 for the Point of Beginning of this Save and Except parcel;

Thence, North 59°22'09" East, 136.37 feet; Thence, South 83°52'00" East, 288.00 feet; Thence, North 63°40'48" East, 284.42 feet; Thence, North 44°05'23" East, 340.54 feet; Thence, South 71°37'05" East, 200.00 feet; Thence, North 18°23'02" East, 50.00 feet; Thence, South 71°37'14" East, 300.00 feet; Thence, South 43°51'57" East, 220.38 feet; Thence, 76.36 feet with a non-tangential curve to the right having a radius of 75.00 feet, a central angle of 58°20'02", and a chord that bears South 14°39'23" East 73.10 feet (record data is arc 78.15 ft., radius 75.00 ft. and central angle of 58°10'40"); Thence, South 14°18'26" West, 346.89 feet; Thence, North 71°38'58" West, 252.18 feet; Thence, South 18°21'02" West, 57.70 feet; Thence, North 71°38'58" West, 132.79 feet; Thence, South 18°21'02" West, 40.00 feet; Thence, North 71°38'58" West, 60.00 feet; Thence, North 18°21'02" East, 40.00 feet; Thence, North 71°38'58" West, 105.82 feet; Thence, South 18°21'02" West, 20.00 feet; Thence, North 71°14'41" West (no record bearing), 62.63 feet; Thence, South 17°23'18" West, 64.32 feet; Thence, South 17°23'18" West, 97.84 feet; Thence, North 71°50'21" West, 121.08 feet; Thence, South 20°13'46" West, 30.19 feet; Thence, North 71°38'18" West, 161.59 feet; Thence, South 18°21'44" West, 128.00 feet; Thence, North 71°38'16" West, 131.90 feet; Thence, North 18°21'44" East, 128.00 feet; Thence, North 71°38'16" West, 97.65 feet; Thence, South 37°04'06" West, 83.73 feet; Thence, South 18°34'29" West, 60.93 feet (60.94 ft. rec.); Thence, North 71°57'34" West, 127.82 feet (127.71 ft. rec.) Thence, North 26°47'32" West, 284.38 feet to the POINT OF BEGINNING.
Said Parcel contains 15.4700 Acres, more or less, AND EXCEPTING (CONT'D NEXT COLUMN)

Sign Here

FREE CONSENT:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS FURTHER WARRANT THAT THEY HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: _____ 2/25/2013
WINROCK PARTNERS LLC, DATE
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

NOTARIZE

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON FEBRUARY 25, 2013

BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC., A DELEWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

Lisa Giandomenico

MY COMMISSION EXPIRES: 11/9/2015 (NOTARY PUBLIC)

OFFICIAL SEAL
Lisa Giandomenico
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-9-15

LEGAL DESCRIPTION (PARCEL A-1-A-1) CONTINUED:

LESS AND EXCEPTING PARCEL B (Bk. D09, Pg. 184) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A-1, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S46°27'03"E 1057.81 ft. to a found PK nail with brass tag at the northwest corner of Parcel B (Bk. D09, Pg. 184); Thence, South 71°40'56" East, 309.92 feet; Thence, South 18°19'04" West, 403.41 feet; Thence, North 63°40'56" West, 312.32 feet; Thence, 65.74 feet with a non-tangential curve to the right having a radius of 120.00 feet, a central angle of 31°23'22", and a chord that bears North 47°59'06" West, 64.92 feet; Thence, North 32°17'36" West, 195.42 feet; Thence, North 63°19'04" East, 296.76 feet;to the POINT OF BEGINNING.
Said Parcel contains 3.6250 Acres, more or less, AND EXCEPTING

LESS AND EXCEPTING PARCEL A-1-A-2 (Bk. 2012C, Pg. 0130M) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A-1, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S71°30'56"E 317.02 ft. to a mag. nail with brass tag at the northwest corner of the parcel herein described, a point on curve; Thence 43.62 feet along the arc of a non-tangental curve concave to the right, having a radius of 311.82 feet, a central angle of 08°00'54", and a chord that bears North 71°58'24" East, 43.58 feet; Thence, S83°43'03"E, 123.79 ft. to a mag. nail with brass tag at the northeast corner of the parcel herein described; Thence, S13°26'08"W, 187.41 ft. to a mag. nail with brass tag at the southeast corner of the parcel herein described; Thence, West, 130.01 ft. to a mag. nail with brass tag at the southwest corner of the parcel herein described; Thence, N03°38'02"W, 50.04 ft. to a mag. nail with brass tag; Thence, N05°16'54"E, 132.96 ft. to the northwest corner and POINT OF BEGINNING of the parcel herein described. Said Parcel contains 0.6531 Acres, more or less.

THE NET AREA OF THE ABOVE DESCRIBED PARCEL IS 49.8173 ACRES, more or less.

GRANTED EASEMENTS (RECIPROCAL ACCESS AND PARKING):

NON-EXCLUSIVE PARKING AND ACCESS EASEMENTS ARE GRANTED BY THIS PLAT, OVER AND UPON THE COMMON AREAS (PER SITE PLAN AND LEASEHOLD AGREEMENTS), LOCATED ON TRACT A-1-A-1-A, FOR THE BENEFIT OF TRACT A-1-A-1-B AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESS LOCATED ON TRACT A-1-A-1-B. IN ADDITION, TRACT A-1-A-1-B IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A.

PRIOR EASEMENTS (DRY UTILITIES):

CERTAIN PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT WERE GRANTED WITH THE PLAT OF PARCELS A-1-A-1 1ND A-1-A-2 (OCTOBER, 2012) 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 (NOW CENTURYLINK) 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.

DISCLAIMER: IN APPROVING THIS PLAT, THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND THE GAS COMPANY OF NEW MEXICO (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST (CENTURYLINK) CORPORATIONS DO NOR WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION:

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" (POSITIONAL ACCURACY "SUBURBAN" AND PARCEL 1A1A IS SUBSECTION 12.8.2.9 [I]) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DOCUMENT DATA, TITLE RETRACEMENT INFORMATION AND SURVEY DATA ALSO FURNISHED BY HUITT-ZOLLARS INC., MR. STEPHEN COBB P.L.S. NO. 10472 FROM SURVEYS PERFORMED IN 2012 FOR THE SAME OWNERSHIP ENTITY.

CLIFF A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972

DATE 2/6/13

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 4972

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL A-1-A-1-B WITHIN THE EXISTING PARCEL A-1-A-1. THE REMAINING PORTION OF PARCEL A-1-A-1 IS NEWLY ENTITLED A-1-A-1-A. ONE EASEMENT IS CREATED FOR RECIPROCAL PARKING AND ACCESS.

SITE DATA

CITY PROJECT NUMBERS _____ APPLICATION: _____	
PREVIOUS PROJECT NUMBERS	REF:1002202 12DRB70291
FEMA MAP NO. 35001C0352G & C0356G, 9/26/08, ZONE X	
ZONING	SU-3
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	2
TOTAL AREA	49.8173 ACRES +/-
ACREAGE OF DEDICATED RIGHT-OF-WAY	0 ACRES

APPROVALS:

SUBDIVISION APPLICATION NUMBER: _____

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY SERVICES	DATE
QWEST CORP. D.B.A. CENTURYLINK CORPORATION	DATE
COMCAST	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT FOR SUBDIVISION.

TREASURER'S CERTIFICATION: THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL A-1-A UPC # 101905813040020410L1

BERNALILLO COUNTY TREASURERS OFFICE:

BY: DATE:

CO-CONSULTANT:
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

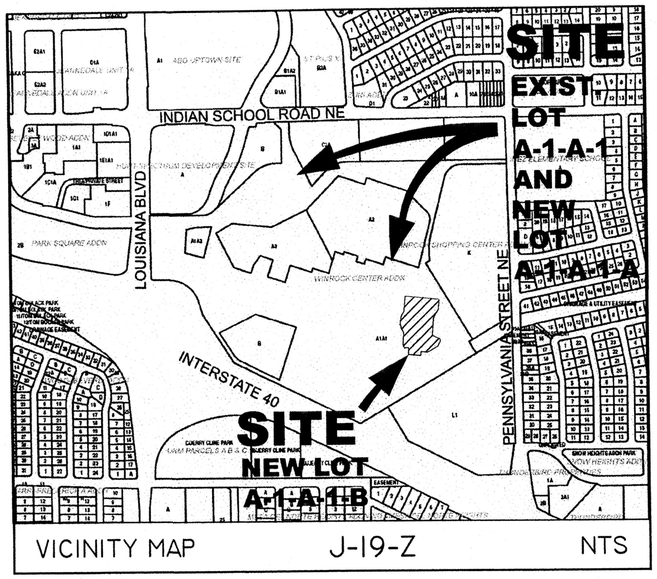
PAGE 1 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

DWG PATH: \\CSCI\PROJECTS\N0919 - HUITT ZOLLERS\620 WINROCK ADDITION PLAT\N919-01-620 CAS WINROCK 2012_13\ACAD AND GIS

CR5:	DATABASE
DATE:	02/05/13
SCALE:	N/A
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000



LEGAL DESCRIPTION (NEW PARCEL A-1-A-1-B):

The Parcel of Land herein described as a portion of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at the southernmost corner of Parcel A-1-A-1, a point on the right-of-way for Interstate 40 a 3" brass tablet in concrete stamped LS1010; Thence, N40°27'27"E 637.58 ft. (surface distances are cited herein) to the southwest corner of the parcel herein described, the POINT OF BEGINNING;
Thence N30°59'30"W, a distance of 4.40 feet; Thence N05°15'31"E, a distance of 45.11 feet; Thence N84°44'32"W, a distance of 33.08 feet; Thence N30°59'26"W, a distance of 21.86 feet; Thence N05°15'28"E, a distance of 90.16 feet; Thence along the arc of a curve to the right, said curve having a radius of 127.00 feet, arc length of 167.46 feet, central angle of 75°33'02", a chord bearing of N01°04'11"E, and a chord length of 155.59 feet; Thence N05°15'28"E, a distance of 110.04 feet; Thence S84°42'49"E, a distance of 242.29 feet; Thence S30°47'18"E, a distance of 8.56 feet; Thence S05°18'43"W, a distance of 67.02 feet; Thence S29°52'48"W, a distance of 69.78 feet; Thence S05°15'28"W, a distance of 130.51 feet; Thence S64°43'16"E, a distance of 61.90 feet; Thence S15°38'08"E, a distance of 13.23 feet; Thence S25°16'45"W, a distance of 42.85 feet; Thence S59°00'33"W, a distance of 86.52 feet; Thence N84°44'32"W, a distance of 49.26 feet; Thence S05°15'28"W, a distance of 28.66 feet; Thence N84°44'31"W, a distance of 87.40 feet to the true POINT OF BEGINNING.

The above described parcel contains 96,170 square feet or 2.1833 Acres more or less.

LEGAL DESCRIPTION (NEW PARCEL A-1-A-1-A):

The Parcel of Land herein described as a portion of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Parcel A-1-A-1 as described as described herein (49.8173 Acres, see Page 1),

LESS AND EXCEPTING THEREFROM Parcel A-1-A-1-B (2.1833 Acres) as described above.

The above described parcel contains 47.6340 Acres more or less.

LINE TABLE

NO	DIRECTION	DISTANCE	NO	DIRECTION	DISTANCE
L1	S 89°22'46" W	5.66	L22	N 49°54'26" E	2.57
L2	N 00°02'22" W	49.88	L23	N 03°38'02" W	50.04
L3	N 89°59'36" E	15.69	L24	N 05°16'54" E	132.96
L4	N 89°59'37" E	15.92	L25	S 83°43'03" E	123.79
L5	N 00°02'22" W	122.46	L26	S 13°26'08" W	187.41
L6	N 89°29'39" E	45.25	L27	S 30°47'18" E	8.56
L7	N 89°34'34" E	100.03	L28	S 05°18'43" W	67.02
L8	N 18°23'02" E	50.00	L29	S 29°52'48" W	69.78
L9	S 18°21'02" W	57.70	L30	S 64°43'16" E	61.90
L10	N 71°38'58" W	132.79	L31	S 15°38'08" E	13.23
L11	S 18°21'02" W	40.00	L32	S 25°16'45" W	42.85
L12	N 71°38'58" W	60.00	L33	S 59°00'33" W	86.52
L13	S 18°21'02" W	40.00	L34	N 84°44'32" W	49.26
L14	N 71°38'58" W	105.82	L35	S 05°15'28" W	28.66
L15	S 18°21'02" W	20.00	L36	N 84°44'31" W	87.40
L16	N 71°14'41" W	62.63	L37	N 30°59'30" W	4.40
L17	S 20°13'46" W	30.19	L38	N 05°15'31" E	45.11
L18	N 71°38'16" W	97.65	L39	N 84°44'32" W	33.08
L19	S 37°04'06" W	83.73	L40	N 30°59'26" W	21.86
L20	S 18°34'29" W	60.93	L41	N 05°15'28" E	90.16
L21	N 26°19'45" W	5.03			

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°38'24"	128.84	170.09	100.01	158.01	S 51°41'10" W
C2	22°20'49"	486.38	189.70	96.07	188.50	S 02°41'33" W
C3	23°37'39"	185.00	76.29	38.70	75.75	N 51°54'24" W
C4	72°46'44"	222.30	282.37	163.83	263.77	N 53°39'02" W
C5	89°47'30"	20.00	31.34	19.93	28.23	N 45°08'42" W
C6	43°14'23"	125.00	94.33	49.54	92.11	N 68°33'29" E
C7	42°33'21"	230.00	170.83	89.57	166.93	N 68°12'58" E
C8	26°55'15"	322.00	151.29	77.07	149.91	S 13°09'39" E
C9	46°13'54"	220.45	177.88	94.10	173.09	N 66°27'37" E
C10	58°20'02"	75.00	76.36	41.86	73.10	N 14°39'23" W
C11	08°00'54"	311.82	43.62	21.85	43.58	N 71°58'24" E
C12	75°33'02"	127.00	167.46	98.42	155.59	N 01°04'11" E

TO CITY OF ALBUQUERQUE MONUMENT "15_H18" S00°49'49"E 1957.67' Surface S00°49'49"E 1957.00' Grid BASIS OF BEARINGS

CITY OF ALBUQUERQUE MONUMENT "20_H18" N.M. STATE PLANE COORDINATES X=1,545,048.21 Y=1,493,154.978 CENTRAL ZONE NAD 1983 DELTA ALPHA = -00°11'00" GRID TO GROUND = .999661580 ELEVATION = 5283.22 (NAVD88)

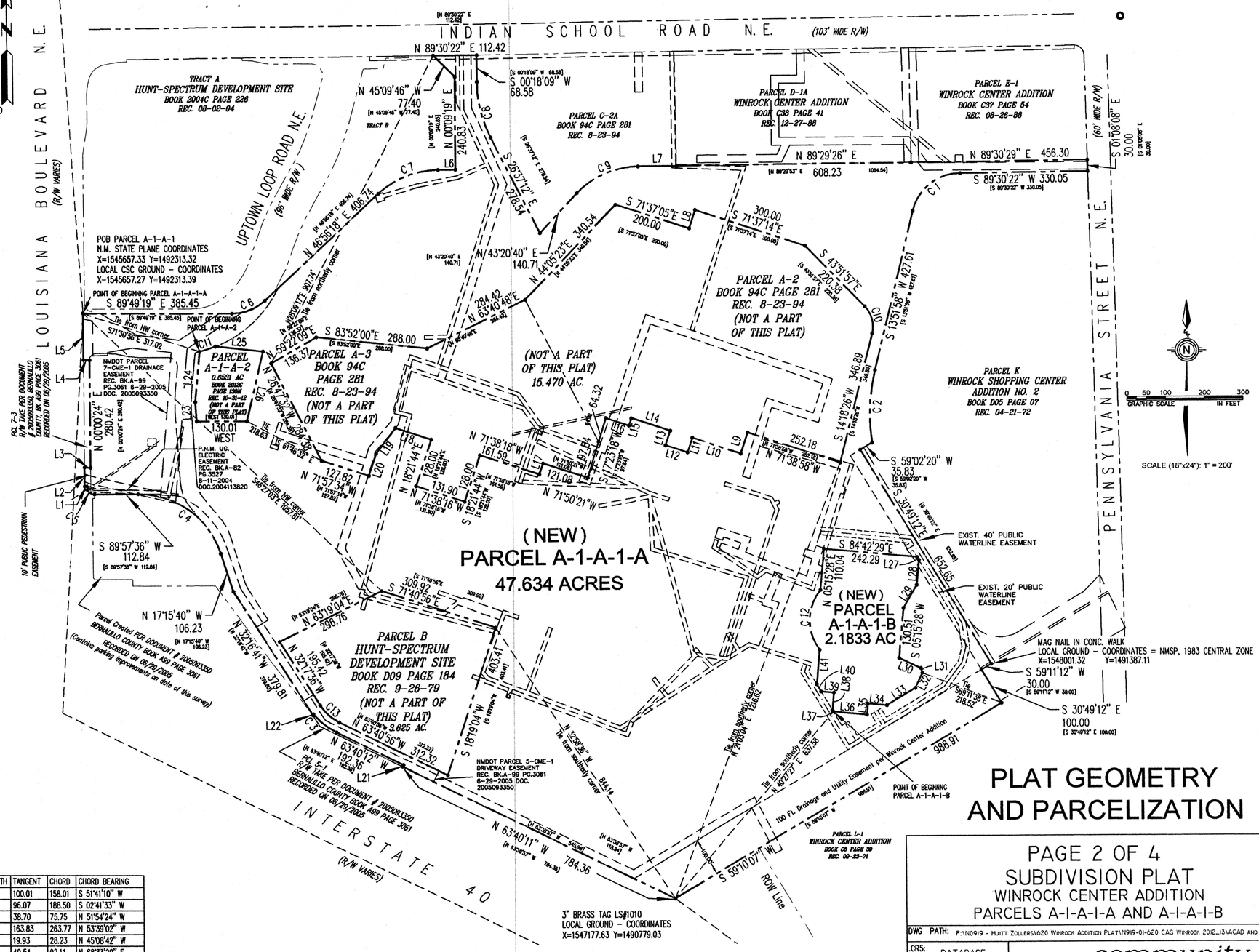
CITY OF ALBUQUERQUE MONUMENT "15_H18" N.M. STATE PLANE COORDINATES X=1,545,019.848 Y=1,495,111.771 CENTRAL ZONE NAD 1983 DELTA ALPHA = -00°11'00" GRID TO GROUND = .999660624 ELEVATION = 5303.39 (NAVD88)

S03°39'19"E 1349.94' Grid
S03°39'19"E 1349.48' Grnd Surface

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

N.M. STATE PLANE COORDINATES
X,Y=BENCHMARK ONLY
LOCAL GROUND – COORDINATES
X = 1548235.20 Y = 1492977.33
C.O.A. BRASS TABLET (BENCHMARK)
I-H19A BM ELEV=5326.61



PLAT GEOMETRY AND PARCELIZATION

PAGE 2 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-I-A-I-A AND A-I-A-I-B

DWG PATH: F:\N0919 - HUITT ZOLLERS\620 WINROCK ADDITION PLAT\N919-01-620 CAS WINROCK 2012_I3\ACAD AND GIS

.CR5:	DATABASE
DATE:	02/05/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

EXISTING EASEMENTS AND TITLE INFORMATION AFFECTING 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, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **PARTIALLY VACATED BY PLAT (PORTION INDICATED AS "4**" ON CALL OUT). REC. BOOK 2012C PAGE 0130 M, 10/31/2012.

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, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,

8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, 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.

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, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

15. GRANT OF 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 843826, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. 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, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 96-13, PAGE 6463, AS DOCUMENT NO. 96054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, 1962, 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, RECORED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 EMT. 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 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 9768, AS DOCUMENT NO. 2004069960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 9235897, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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. 20' PUBLIC WATERLINE EASEMENT (BY PLAT) BERNALILLO COUNTY BOOK 2012C PAGE 0130 M RECORDED ON 10/31/2012

44. QUITCLAIM DEED, U.N.M. TO THE BARCHESTER CORPORATION BERNALILLO COUNTY BOOK 98-2 PAGE 5088 RECORDED ON 1/20/1998 (ADJOINER)

45. DRIVEWAY EASEMENT 5-CME-1 BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005

46. SPECIAL WARRANTY DEED PRUWINROCK TO WINROCK PARTNERS BERNALILLO COUNTY DOCUMENT 2007133307 RECORDED ON 09/18/2007 (THIS PROPERTY) TOGETHER WITH OFFSITE EASEMENTS FILED OCT. 24, 1969 AMENDED JULY 24, 1987 BOOK MISC. 514A, PG. 599, DOC. NO. 1987-077630.

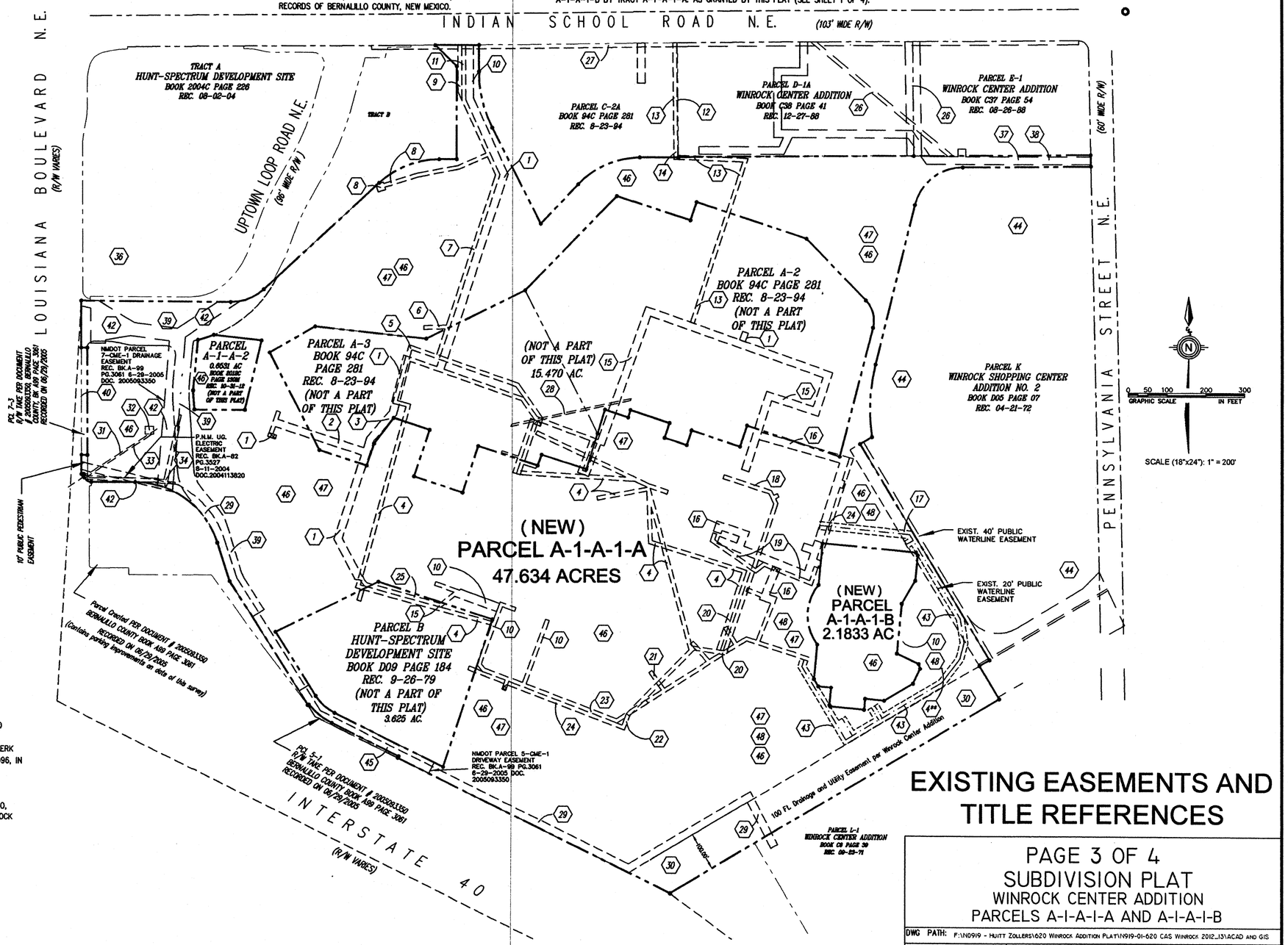
47. OTHER EASEMENTS GRANTED BY PLAT REC. BOOK 2012C PAGE 0130 M, 10/31/2012: AS - PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED FOR THE BENEFIT OF PARCELS A-2 AND A-3. TRACT B, PARCELS C-2A, D-1A, AND E-1 OF WINROCK CENTER ADDITION, AS BENEFICIARIES OF ALL RECIPROCAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY THE PLAT. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 AS GRANTED BY THE PLAT, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNER OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

48. CERTAIN CROSS ACCESS AND PARKING EASEMENTS GRANTED IN BEHALF OF TRACT A-1-A-1-B BY TRACT A-1-A-1-A. AS GRANTED BY THIS PLAT (SEE SHEET 1 OF 4).

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

C.O.A. BRASS TABLET (BENCHMARK)
I-H19A



EXISTING EASEMENTS AND TITLE REFERENCES

PAGE 3 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-I-A-I-A AND A-I-A-I-B

DWG PATH: F:\N0919 - HUITT ZOLLERS\620 Winrock Addition Plat\N919-01-620 CAS Winrock 2012_13\ACAD and GIS

.CRS:	DATABASE
DATE:	02/05/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

SURVEY MONUMENTATION AFFECTING THIS PLAT

1979 | DIM | 1010
Pt. No. 16
MINROCK

CORNER DETAIL FOR ITEM (1)

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

(1) 3" BRASS CAP IN CONCRETE STAMPED PT # AND LS 1010 PER DETAIL.
(2) CHISLED "+" IN TOP OF STEEL COVER ON SIDEWALK DRAIN
(3) NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 9750.
(4) NO. 5 REBAR W/ YELLOW PLASTIC CAP UNREADABLE
(5) PK NAIL W/ BRASS TAG UNREADABLE
(6) PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 9750
(7) NO. 4 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 12651.
(8) CHISELED "+" IN CONCRETE
(9) NO. 3 REBAR IN CONCRETE SIDEWALK
(10) HIGHWAY MARKER "T" RAIL
(11) NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED WEAVER LS 6544
(12) PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 11808
(13) PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 5823
(14) CONCRETE NAIL W/ BRASS TAG UNREADABLE
(15) MAG NAIL W/ 1 1/2" ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297
(16) CHISLED "+" ON MANHOLE LID
(17) NO CORNERS SET. POINTS LOCATED ON EXISTING EXTERIOR WALLS.
(18) NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED TX 4297 NM 18472
(19) CHISLED "+" IN CONCRETE (H-Z 2012)
(20) POINT LANDS IN BASE OF TREE
(21) POINT TO BE SET (SITE NOW UNDER CONSTRUCTION) NMPLS #4972, PK NAIL W/ TAG OR REBAR/PLASTIC CAP

NOTES:

1. ITEMS 1-20, ABOVE, TAKEN FROM HUITT-ZOLLARS PLAT OF PARCEL A-1-A-1 AND A-1-A-2, OCTOBER, 2012. SITE INSPECTION BY THIS SURVEYOR FOUND CONSIDERABLE CONSTRUCTION ACTIVITIES BARRING THE RE-SETTING OF MISSING POSITIONS UNTIL FINAL PARKING LOT PAVING AND BUILDING CONSTRUCTION ACTIVITIES ARE COMPLETED.

2. ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297 WITH A TIE WIRE AFFIXED TO ALL ACCEPTED POINTS BY HUITT-ZOLLARS (OCTOBER, 2012)

3. ITEMS 21 TO BE COMPLETED BY THIS SURVEYOR PRIOR TO DECEMBER, 2013. DESIGNATED THUS: ◉

4. A RECONAISANCE AND VERIFICATION SURVEY WAS PERFORMED 12-31-12 TO 01-03-13 USING A TRIMBLE R8 AND VECTORS RTN GPS NETWORK. FIELD RESIDUALS FOR KEY POINTS AT THE SITE EXTREMES RESULTED IN MAXIMUM RESIDUALS OF DY=0.09' AND DX=-0.07'. THIS EQUATES TO AN APPROXIMATE PRECISION OF 1:30,000. NO ADJUSTMENT OR SITE CALIBRATION WAS PERFORMED IN FAVOR OF PRESERVING TITLE CALLS.

5. DEFERRED MONUMENTATION TO BE SET NO LATER THAN TWO (2) YEARS AFTER THE DATE OF FILING WITH THE BERNALILLO COUNTY CLERK.

6. SUBSECTION 12.8.2.9 [I] OF THE MINIMUM STANDARDS APPLY FOR ANY RE-MONUMENTATION OF THE PERIMITER OF PARCEL A-1-A-1 (NO NEW MONUMENTATION ANTICIPATED).

7. RECORD CALLS INDICATED IN BRACKETS THUS: "[ ]". IF NOT SO INDICATED, RECORD INFORMATION IS THE SAME AS THIS PLAT.

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

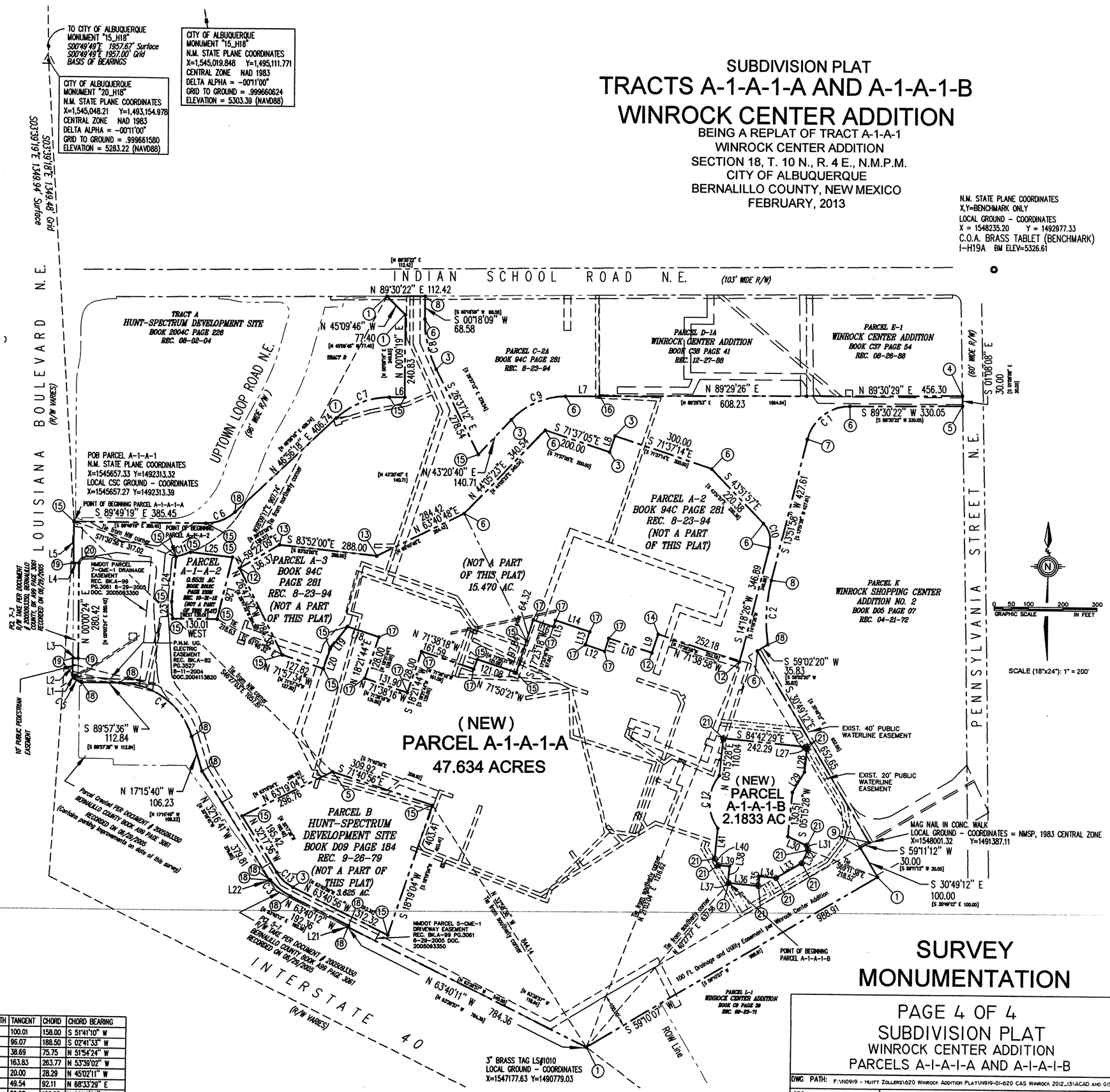
BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

TO CITY OF ALBUQUERQUE MONUMENT "15_H18"
S00°49'49"E 1957.67' Surface
S00°49'49"E 1957.00' Grid
BASIS OF BEARINGS

CITY OF ALBUQUERQUE MONUMENT "20_H18"
N.M. STATE PLANE COORDINATES
X=1,545,048.21 Y=1,493,154.978
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°11'00"
GRID TO GROUND = .999661580
ELEVATION = 5283.22 (NAVD88)

CITY OF ALBUQUERQUE MONUMENT "15_H18"
N.M. STATE PLANE COORDINATES
X=1,545,019.848 Y=1,495,111.771
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°11'00"
GRID TO GROUND = .999660624
ELEVATION = 5303.39 (NAVD88)

N.M. STATE PLANE COORDINATES
X,Y=BENCHMARK ONLY
LOCAL GROUND - COORDINATES
X = 1548235.20 Y = 1492977.33
C.O.A. BRASS TABLET (BENCHMARK)
I-H19A BM ELEV=5326.61



LINE TABLE [=RECORD]

NO	DIRECTION	DISTANCE	NO	DIRECTION	DISTANCE
L1	S 89°57'36" W	5.66	L22	N 49°54'25" E	2.48
L2	N 00°02'22" W	49.88	L23	N 03°38'02" W	50.04
L3	N 89°59'36" E	15.69	L24	N 05°16'54" E	132.96
L4	N 89°59'36" E	15.92	L25	S 83°43'03" E	123.79
L5	N 00°02'22" W	122.46	L26	S 13°26'08" W	187.41
L6	N 89°29'39" E	45.25	L27	S 30°47'19" E	8.56
L7	N 89°34'34" E	100.03	L28	S 05°18'42" W	67.02
L8	N 18°23'02" E	50.00	L29	S 29°52'49" W	69.78
L9	S 18°21'02" W	57.70	L30	S 64°43'16" E	61.90
L10	N 71°38'58" W	132.79	L31	S 15°38'07" E	13.23
L11	S 18°21'02" W	40.00	L32	S 25°16'44" W	42.85
L12	N 71°38'58" W	60.00	L33	S 59°00'33" W	86.52
L13	S 18°21'02" W	40.00	L34	N 84°44'32" W	49.26
L14	N 71°38'58" W	105.82	L35	S 05°15'28" W	28.66
L15	S 18°21'02" W	20.00	L36	N 84°44'30" W	87.40
L16	N 71°14'41" W	62.63	L37	N 30°59'27" W	4.40
L17	S 20°13'46" W	30.19	L38	N 05°15'31" E	45.11
L18	N 71°38'16" W	97.65	L39	N 84°44'32" W	33.08
L19	S 37°04'06" W	83.73	L40	N 30°59'27" W	21.86
L20	S 18°34'29" W	60.93	L41	N 05°15'28" E	90.16
L21	N 26°19'48" W	5.03			

CURVE TABLE [= RECORD]

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°36'24"	128.84	170.09	100.01	158.00	S 51°41'10" W
C2	22°20'49"	486.38	189.70	96.07	188.50	S 02°41'33" W
C3	23°37'36"	185.00	76.29	38.69	75.75	N 51°54'24" W
C4	72°46'44"	222.30	282.37	163.83	263.77	N 53°39'02" W
C5	90°00'27"	20.00	31.42	20.00	28.29	N 45°02'11" W
C6	43°14'23"	125.00	94.33	49.54	92.11	N 68°33'29" E
C7	42°33'21"	230.00	170.83	89.57	166.93	N 68°12'59" E
C8	26°55'15"	322.00	151.29	77.07	149.91	S 13°09'38" E
C9	46°13'54"	220.45	177.88	94.10	173.09	N 66°27'37" E
C10	58°20'02"	75.00	76.36	41.86	73.10	N 14°39'23" W
C11	08°00'54"	311.82	43.62	21.85	43.58	N 71°58'24" E
C12	75°32'57"	127.00	167.46	98.42	155.59	N 01°04'11" E

SURVEY MONUMENTATION

PAGE 4 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-I-A-I-A AND A-I-A-I-B

DWG PATH: F:\N0919 - Huitt Zollers\620 Winrock Addition Plat\N919-01-620 CAS Winrock 2012_13\ACAD and GIS

.CR5:	DATABASE
DATE:	02/05/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

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P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

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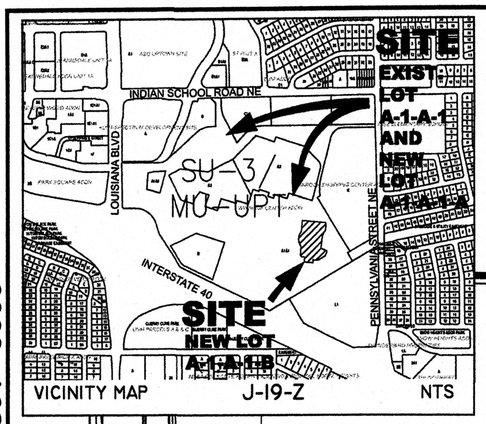
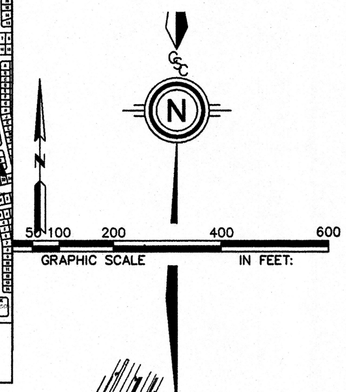


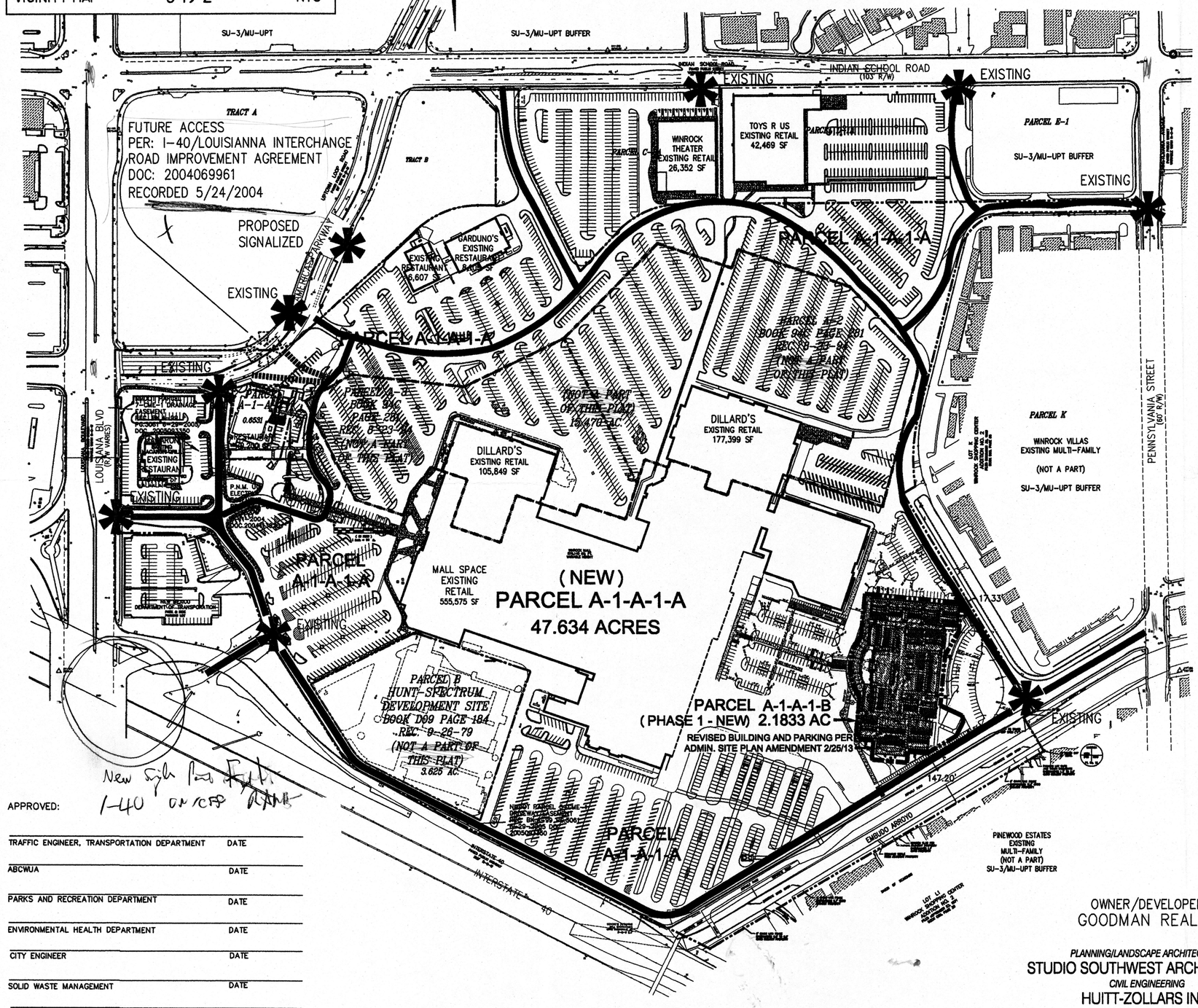
VICINITY MAP J-19-Z NTS



APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.

GENERAL NOTES:

1. LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
2. PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
4. PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
5. WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY
6. SUFFICENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
7. SURPLUS PARKING AND OPEN SPACE IN PHASE 1 SHALL BE ATTRIBUTABLE TO FUTURE PHASES.



APPROVED:

New Sign Plan Exhibit
I-40 DRC/CPO

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

OWNER/DEVELOPER
GOODMAN REALTY

PLANNING/LANDSCAPE ARCHITECTURE
STUDIO SOUTHWEST ARCHITECTURE
CIVIL ENGINEERING
HUITT-ZOLLARS INC.

SITE PLAN AMENDMENT FOR SUBDIVISION PURPOSES

TRACTS A-1-A-1-A AND A-1-A-1-B WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1 AND SHOWING TRACT A-1-A-2 WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2013

THE PURPOSE OF THE PLAT TO BE RECORDED IS TO CREATE PARCEL A-1-A-1-B WITHIN THE EXISTING PARCEL A-1-A-1. THE REMAINING PORTION OF PARCEL A-1-A-1 IS NEWLY ENTITLED A-1-A-1-A. ONE EASEMENT IS CREATED FOR RECIPROCAL PARKING AND ACCESS.

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION 05EPC00876, PROJECT NO, 1002202.

THE SITE CONSISTS OF APPROXIMATELY 81.37 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO SIX SEPARATE TRACTS, TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-3 AND A-2) FOR THE MEN'S AND WOMEN'S DILLARDS STORES AND A PORTION OF THEIR PARKING FIELDS, TRACT 3 IS THE EXISTING TOY'S R US LOT (D-1A), TRACT 4 IS THE EXISTING VACANT LOT (E1) EAST TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A1A B, AND C2A PLUS PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE. TRACTS 1, 2 AND 5 ARE ZONED SU-3 MU-UPT AND TRACTS 3-4 ARE ZONED MU-UPT/BUFFER.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) AS FOLLOWS:

PARCEL A-3 251,644 SF 5.78 AC. PARCEL B-1 134,870 SF 3.10 AC .
PARCEL A-2 422,230 SF 9.69 AC. PARCEL A-1-A-1-A 2,526,357 SF 57.99 AC.
PARCEL D1-A 181,058 SF 4.16 AC. PARCEL A-1-A-2 28,319 SF 0.65 AC.

THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) LAND USES ARE AS FOLLOWS:

RETAIL/RESTAURANT/THEATER 915,482 S.F. 906,282
*OFFICE 24,000 S.F. PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
*HOTEL: 174 ROOMS
*MULTI-FAMILY 66 UNITS (AREA - 3.11 AC. GROSS DENSITY-21.11 DU/AC.)
*USES AND SQUARE FOOTAGES ARE APPROVED

VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.

BICYCLE AND TRAIL ACCESS:
BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL, AND CONTINUES ALONG WINROCK'S SOUTHERN EDGE AND CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN .

TRANSIT ACCESS:
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 113 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING ROAD SYSTEM, SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

FAR:
THE MINIMUM FLOOR AREA RATIO (FAR) IS .30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

SU-3 MU/UPT AREA	BUILDING	F.A.R.
3,544,478 S.F. (81.37 AC.) .	1,090,608 S.F.	.30

Bldg Plan & Open Space

PAGE 1 OF 1
SITE PLAN FOR SUBDIVISION
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

DWG PATH: WINROCK_SITE PLAN-SUBDIVISION CAS 2013

CR5:	DATABASE
DATE:	03/18/13
SCALE:	N/A
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

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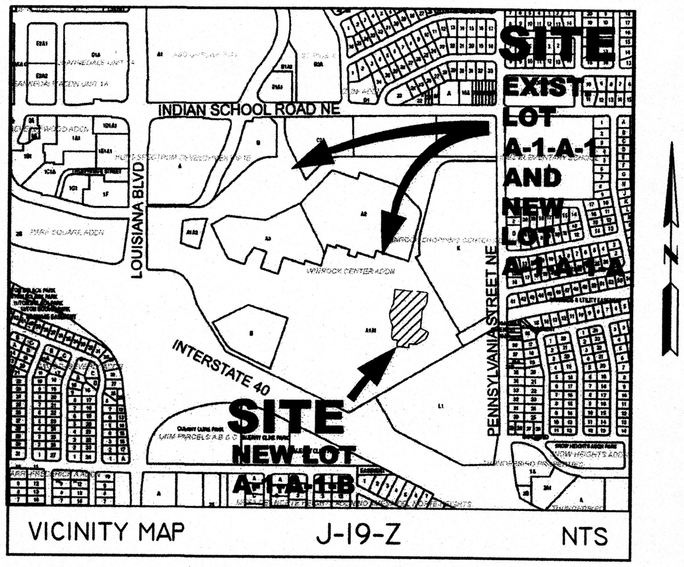


LEGAL DESCRIPTION (PARCEL A-1-A-1):

The Parcel of Land herein described as all of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, less right-of-way takes per document no. CV 2003-07942 recorded on July 13, 2007 and New Mexico Department Of Transportation Monumentation Map New Mexico Project No. IM-NH-TPU-040-3(90)163 recorded on June 29, 2005 in Bk. A99, Page 3061. within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at found City Of Albuquerque Monument "15_H18"; Thence, S00°49'49"E 1957.67 ft. (surface distances are cited herein) to found City Of Albuquerque Monument "20_H18"; Thence, S03°39'19"E 1349.94 ft. to a set Mag Nail with 1-1/2" alloy tag stamped AZ 25068 NM 10472 TX 4297 at the POINT OF BEGINNING;

Thence, South 89°49'19" East, 385.45 feet; Thence, 94.33 feet with a curve to the left having a radius of 125.00 feet, a central angle of 43°14'23", and a chord that bears North 68°33'29" East 92.11 feet; Thence, North 46°56'18" East, 406.74 feet; Thence, 170.83 feet with a curve to the right having a radius of 230.00 feet, a central angle of 42°33'21", and a chord that bears North 68°12'58" East 166.93 feet; Thence, North 89°29'39" East, 45.25 feet; Thence, North 00°09'19" East, 240.83 feet; Thence, North 45°09'46" West, 77.40 feet; Thence, North 89°30'22" East, 112.42 feet; Thence, South 00°18'09" West, 68.58 feet; Thence, 151.29 feet with a non-tangential curve to the left having a radius of 322.00 feet, a central angle of 26°55'15", and a chord that bears South 13°09'39" East 149.91 feet; Thence, South 26°37'12" East, 278.54 feet; Thence, North 43°20'40" East, 140.71 feet; Thence, 177.88 feet with a curve to the right having a radius of 220.45 feet, a central angle of 46°13'54", and a chord that bears North 66°27'37" East 173.09 feet; Thence, North 89°34'34" East, 100.03 feet; Thence, North 89°29'26" East, 608.23 feet; Thence North 89°30'29" East, 456.30 feet; Thence, South 01°08'08" East, 30.00 feet; Thence, South 89°30'22" West, 330.05 feet; Thence, 170.09 feet with a curve to the left having a radius of 128.84 feet, a central angle of 75°38'24", and a chord that bears South 51°41'10" West 158.01 feet; Thence, South 13°51'58" West, 427.61 feet; Thence, 189.70 feet with a curve to the left having a radius of 486.38 feet, a central angle of 22°20'49", and a chord that bears South 02°41'33" West 188.50 feet; Thence, South 59°02'20" West, 35.83 feet; Thence, South 30°49'12" East, 652.65 feet; Thence, South 59°11'12" West, 30.00 feet; Thence, South 30°49'12" East, 100.00 feet; Thence, South 59°10'07" West, 988.91 feet; Thence, North 63°40'11" West, 784.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 26°19'45" East (N26°21'03"E rec.), 5.03 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 63°40'12" West (N63°38'57"W rec.), 192.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, 76.29 feet with a non-tangential curve to the right having a radius of 185.00 feet, a central angle of 23°37'39", and a chord that bears North 51°54'24" West (N51°53'09"W rec.) 75.75 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, South 49°54'26" West (S49°55'40"W rec.), 2.57 feet; Thence, North 32°16'41" West, 379.81 feet; Thence, North 17°15'40" West, 106.23 feet; Thence, 282.37 feet with a curve to the left having a radius of 222.30 feet, a central angle of 72°46'44", and a chord that bears North 53°39'02" West 263.77 feet; Thence, South 89°57'36" West, 112.84 feet; Thence, 31.34 feet with a non-tangential curve to the right having a radius of 20.00 feet, a central angle of 89°47'30", and a chord that bears North 45°08'42" West 28.23 feet; Thence, North 89°22'46" West, 5.66 feet; Thence, North 00°02'22" West, 49.88 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, South 89°59'36" East (N89°58'34"E rec.), 15.69 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 00°00'24" East (N00°01'26"W rec.), 280.42 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 89°59'37" West (N89°58'34"W rec.), 15.92 feet; Thence, North 00°02'22" West, 122.46 feet to the POINT OF BEGINNING, (this perimeter containing 69.5654 Acres, more or less.) EXCEPTING THE FOLLOWING PARCELS:

LESS AND EXCEPTING PARCELS A-3 (Bk. 94C Pg. 281) and A-2 (Bk. 94C Pg. 281) described as follows:

Commencing for reference at the most northerly western corner of said Parcel A-1-A-1, on the south right-of-way line of Indian School Road NE, and at the northeast corner of Tract B (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S 28°09'17" E 907.74 ft. to a found PK nail with 1-1/2" alloy cap stamped PS 11808 for the Point of Beginning of this Save and Except parcel;

Thence, North 59°22'09" East, 136.37 feet; Thence, South 83°52'00" East, 288.00 feet; Thence, North 63°40'48" East, 284.42 feet; Thence, North 44°05'23" East, 340.54 feet; Thence, South 71°37'05" East, 200.00 feet; Thence, North 18°23'02" East, 50.00 feet; Thence, South 71°37'14" East, 300.00 feet; Thence, South 43°51'57" East, 220.38 feet; Thence, 76.36 feet with a non-tangential curve to the right having a radius of 75.00 feet, a central angle of 58°20'02", and a chord that bears South 14°39'23" East 73.10 feet (record data is arc 78.15 ft., radius 75.00 ft. and central angle of 58°10'40"); Thence, South 14°18'26" West, 346.89 feet; Thence, North 71°38'58" West, 252.18 feet; Thence, South 18°21'02" West, 57.70 feet; Thence, North 71°38'58" West, 132.79 feet; Thence, South 18°21'02" West, 40.00 feet; Thence, North 71°38'58" West, 60.00 feet; Thence, North 18°21'02" East, 40.00 feet; Thence, North 71°38'58" West, 105.82 feet; Thence, South 18°21'02" West, 20.00 feet; Thence, North 71°14'41" West (no record bearing), 62.63 feet; Thence, South 17°23'18" West, 64.32 feet; Thence, South 17°23'18" West, 97.84 feet; Thence, North 71°50'21" West, 121.08 feet; Thence, South 20°13'46" West, 30.19 feet; Thence, North 71°38'18" West, 161.59 feet; Thence, South 18°21'44" West, 128.00 feet; Thence, North 71°38'16" West, 131.90 feet; Thence, North 18°21'44" East, 128.00 feet; Thence, North 71°38'16" West, 97.65 feet; Thence, South 37°04'06" West, 83.73 feet; Thence, South 18°34'29" West, 60.93 feet (60.94 ft. rec.); Thence, North 71°57'34" West, 127.82 feet (127.71 ft. rec.) Thence, North 26°47'32" West, 284.38 feet to the POINT OF BEGINNING.
Said Parcel contains 15.4700 Acres, more or less, AND EXCEPTING (CONT'D NEXT COLUMN)

FREE CONSENT:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS FURTHER WARRANT THAT THEY HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: _____ 2/25/2013
WINROCK PARTNERS LLC, DATE
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON FEBRUARY 25, 2013

BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC., A DELEWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

Lisa Giandomenico

MY COMMISSION EXPIRES: 11/9/2015 (NOTARY PUBLIC)

OFFICIAL SEAL
Lisa Giandomenico
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11-9-15

LEGAL DESCRIPTION (PARCEL A-1-A-1) CONTINUED:

LESS AND EXCEPTING PARCEL B (Bk. D09, Pg. 184) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A-1, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S46°27'03"E 1057.81 ft. to a found PK nail with brass tag at the northwest corner of Parcel B (Bk. D09, Pg. 184); Thence, South 71°40'56" East, 309.92 feet; Thence, South 18°19'04" West, 403.41 feet; Thence, North 63°40'56" West, 312.32 feet; Thence, 65.74 feet with a non-tangential curve to the right having a radius of 120.00 feet, a central angle of 31°23'22", and a chord that bears North 47°59'06" West, 64.92 feet; Thence, North 32°17'36" West, 195.42 feet; Thence, North 63°19'04" East, 296.76 feet;to the POINT OF BEGINNING.
Said Parcel contains 3.6250 Acres, more or less, AND EXCEPTING

LESS AND EXCEPTING PARCEL A-1-A-2 (Bk. 2012C, Pg. 0130M) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A-1, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S71°30'56"E 317.02 ft. to a mag. nail with brass tag at the northwest corner of the parcel herein described, a point on curve; Thence 43.62 feet along the arc of a non-tangental curve concave to the right, having a radius of 311.82 feet, a central angle of 08°00'54", and a chord that bears North 71°58'24" East, 43.58 feet; Thence, S83°43'03"E, 123.79 ft. to a mag. nail with brass tag at the northeast corner of the parcel herein described; Thence, S13°26'08"W, 187.41 ft. to a mag. nail with brass tag at the southeast corner of the parcel herein described; Thence, West, 130.01 ft. to a mag. nail with brass tag at the southwest corner of the parcel herein described; Thence, N03°38'02"W, 50.04 ft. to a mag. nail with brass tag; Thence, N05°16'54"E, 132.96 ft. to the northwest corner and POINT OF BEGINNING of the parcel herein described. Said Parcel contains 0.6531 Acres, more or less.

THE NET AREA OF THE ABOVE DESCRIBED PARCEL IS 49.8173 ACRES, more or less.

GRANTED EASEMENTS (RECIPROCAL ACCESS AND PARKING):

NON-EXCLUSIVE DRAINAGE, PARKING AND ACCESS EASEMENTS ARE GRANTED BY THIS PLAT, OVER AND UPON THE COMMON AREAS (PER SITE PLAN AND LEASEHOLD AGREEMENTS), LOCATED ON TRACT A-1-A-1-A, FOR THE BENEFIT OF TRACT A-1-A-1-B AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESS LOCATED ON TRACT A-1-A-1-B. IN ADDITION, TRACT A-1-A-1-B IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A. (SEE ALSO SHEET 3) CAS

PRIOR EASEMENTS (DRY UTILITIES):

CERTAIN PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT WERE GRANTED WITH THE PLAT OF PARCELS A-1-A-1 1ND A-1-A-2 (OCTOBER, 2012) 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 (NOW CENTURYLINK) 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.

DISCLAIMER: IN APPROVING THIS PLAT, THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND THE GAS COMPANY OF NEW MEXICO (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST (CENTURYLINK) CORPORATIONS DO NOR WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION:

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" (POSITIONAL ACCURACY "SUBURBAN" AND PARCEL 1A1A IS SUBSECTION 12.8.2.9 [I]) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DOCUMENT DATA, TITLE RETRACEMENT INFORMATION AND SURVEY DATA ALSO FURNISHED BY HUITT-ZOLLARS INC., MR. STEPHEN COBB P.L.S. NO. 10472 FROM SURVEYS PERFORMED IN 2012 FOR THE SAME OWNERSHIP ENTITY.

CLIFF A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972

DATE 2/6/13

REGISTERED LAND SURVEYOR No. 4972 STATE OF NEW MEXICO

Revisions 3/26/13 CAS

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL A-1-A-1-B WITHIN THE EXISTING PARCEL A-1-A-1. THE REMAINING PORTION OF PARCEL A-1-A-1 IS NEWLY ENTITLED A-1-A-1-A. ONE EASEMENT IS CREATED FOR RECIPROCAL PARKING AND ACCESS.

SITE DATA

DRAINAGE CAS

CITY PROJECT NUMBERS _____	APPLICATION: _____
PREVIOUS PROJECT NUMBERS	REF:1002202 12DRB70291
FEMA MAP NO. 35001C0352G & C0356G, 9/26/08,	ZONE X
ZONING	SU-3
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	2
TOTAL AREA	49.8173 ACRES +/-
ACREAGE OF DEDICATED RIGHT-OF-WAY	0 ACRES

APPROVALS:

SUBDIVISION APPLICATION NUMBER: _____

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY SERVICES	DATE
QWEST CORP. D.B.A. CENTURYLINK CORPORATION	DATE 3/22/13
COMCAST	DATE 3/25/13
CITY SURVEYOR	DATE 2-26-13
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT FOR SUBDIVISION.

TREASURER'S CERTIFICATION: THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL A-1-A UPC # 101905813040020410L1

BERNALILLO COUNTY TREASURERS OFFICE:

BY: DATE:

CO-CONSULTANT:

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PAGE 1 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

DWG PATH:	P:\N0919 - HUITT ZOLLERS\620 WINROCK ADDITION PLAT\N919-01-620 CAS Winrock 2012_1S1\ACAD AND GIS
.CR5:	DATABASE
DATE:	02/05/13
SCALE:	N/A
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, NM 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

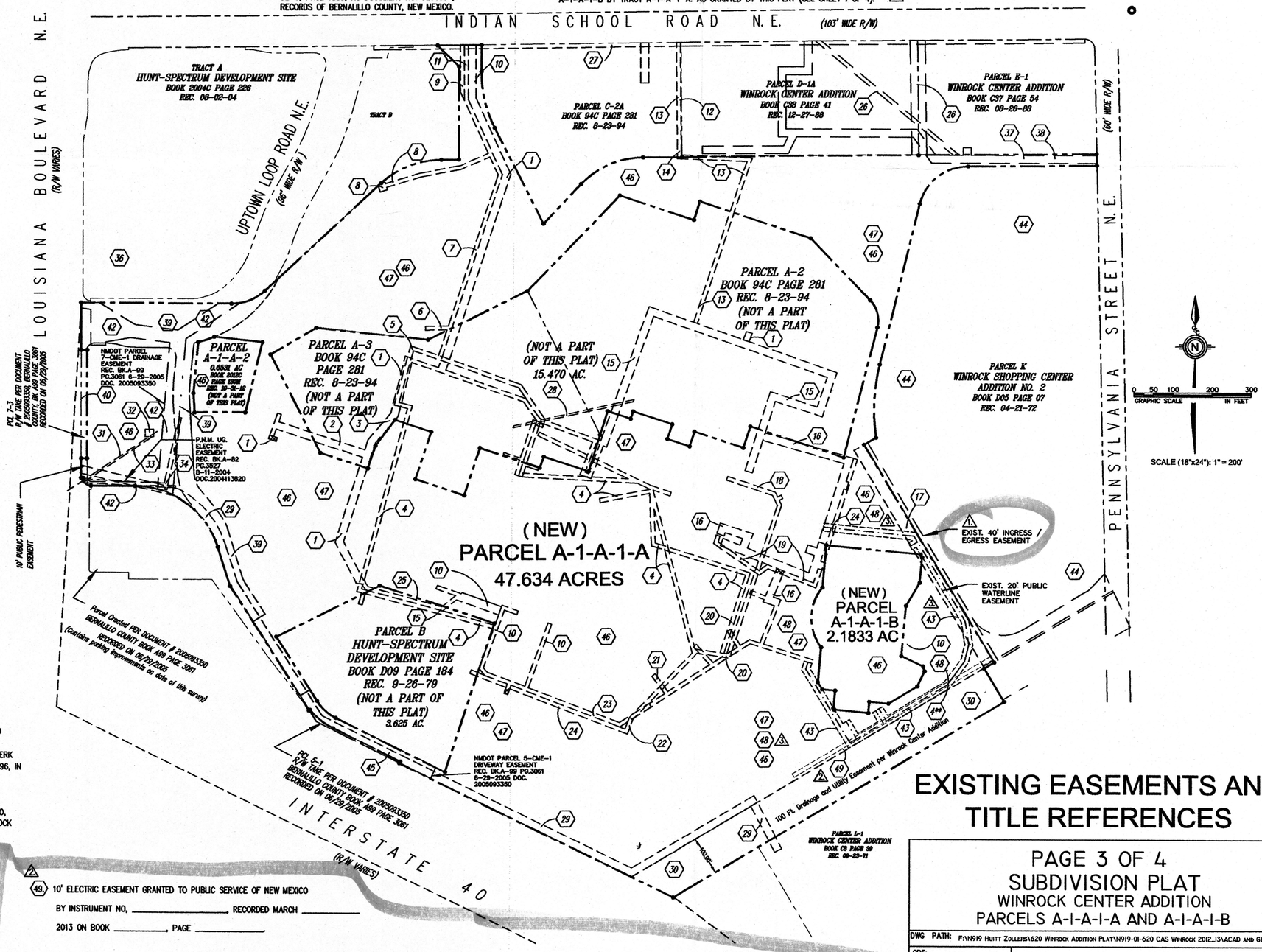
EXISTING EASEMENTS AND TITLE INFORMATION AFFECTING THIS PLAT

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, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **PARTIALLY VACATED BY PLAT (PORTION INDICATED AS "4**" ON CALL OUT). REC. BOOK 2012C PAGE 0130 M, 10/31/2012.
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, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,
8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, 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.
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, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
15. GRANT OF 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, RECFILED 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 843826, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. 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, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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 96-13, PAGE 6463, AS DOCUMENT NO. 96054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, 1962, 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, RECORED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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 EMT. 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 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 9768, AS DOCUMENT NO. 2004069960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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, AS DOCUMENT NO. 9235897, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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. 20' PUBLIC WATERLINE EASEMENT (BY PLAT) BERNALILLO COUNTY BOOK 2012C PAGE 0130 M RECORDED ON 10/31/2012
44. QUITCLAIM DEED, U.N.M. TO THE BARCHESTER CORPORATION BERNALILLO COUNTY BOOK 98-2 PAGE 5088 RECORDED ON 1/20/1998 (ADJOINER)
45. DRIVEWAY EASEMENT 5-CME-1 BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005
46. SPECIAL WARRANTY DEED PRUWINROCK TO WINROCK PARTNERS BERNALILLO COUNTY DOCUMENT 2007133307 RECORDED ON 09/18/2007 (THIS PROPERTY) TOGETHER WITH OFFSITE EASEMENTS FILED OCT. 24, 1969 AMENDED JULY 24, 1987 BOOK MISC. 514A, PG. 599, DOC. NO. 1987-077630.
47. OTHER EASEMENTS GRANTED BY PLAT REC. BOOK 2012C PAGE 0130 M, 10/31/2012: AS - PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED FOR THE BENEFIT OF PARCELS A-2 AND A-3. TRACT B, PARCELS C-2A, D-1A, AND E-1 OF WINROCK CENTER ADDITION, AS BENEFICIARIES OF ALL RECIPROCAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY THE PLAT. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 AS GRANTED BY THE PLAT, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNER OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.
48. CERTAIN CROSS ACCESS AND PARKING EASEMENTS GRANTED IN BEHALF OF TRACT A-1-A-1-B BY TRACT A-1-A-1-A. AS GRANTED BY THIS PLAT (SEE SHEET 1 OF 4). 3

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013
REV. MARCH, 2013

C.O.A. BRASS TABLET (BENCHMARK)
I-H19A



2 49. 10' ELECTRIC EASEMENT GRANTED TO PUBLIC SERVICE OF NEW MEXICO BY INSTRUMENT NO, _____, RECORDED MARCH _____ 2013 ON BOOK _____, PAGE _____.

3 GRANTED RECIPROCAL EASEMENT ON TRACT A1A1A, BENEFITTING TRACT A1A1B:

Mutual private cross lot drainage easements are granted by this Plat over Tracts A1A1A for the benefit of Tract A1A1B, and over Tract A1A1B for the benefit of Tract A1A1A, excluding any areas occupied by buildings or structures. Maintenance of said easements to be the responsibility of the owner(s) of said Tracts A1A1A and A1A1B.

REVISIONS PRIOR TO RECORDING:

1 CORRECTED EXISTING EASEMENT NO. 17 CALL-OUT TO REFLECT INGRESS/INGRESS RIGHT (PRIVATE) INSTEAD OF WATERLINE RIGHT.

2 ADDED PUBLIC SERVICE OF N.M. EASEMENT FOR INSTALLATION CONSTRUCTED TO SERVICE TRACT A1A1B.

3 REVISED CALL-OUTS FOR RECIPRICAL EASEMENT ON TRACT A1A1A TO REFLECT THR RIGHT OF SURFACE DRAINAGE FROM TRACT A1A1B OVER AND ACCROSS A1A1A. (AS CONFIRMED BY WINROCK PARTNERS LLC. GENERAL COUNSEL, 03/26/13).

EXISTING EASEMENTS AND TITLE REFERENCES

PAGE 3 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

DWG PATH:	F:\N919 Hurtt Zollers\620 Winrock Addition Plat\N919-01-620 CAS Winrock 2012_13\ACAD and GIS
.CR5:	DATABASE
DATE:	03/26/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-620

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB SUBMITTAL - 09/06/13

Dave & Buster's at Winrock Town Center

Albuquerque, New Mexico

DAVE & BUSTER'S

WINROCK TOWN CENTER

INDEX of DRAWINGS

00	COVER SHEET
Site	
01	SITE DEVELOPMENT PLAN - FOR BUILDING PERMIT
02	SITE DETAILS & ENLARGED PLANS
Landscape	
LP-01	LANDSCAPE PLAN
LP-02	LANDSCAPE NOTES / DETAILS
Civil	
SDP-3	CONCEPTUAL GRADING & DRAINAGE PLAN
SDP-4	CONCEPTUAL UTILITY PLAN
Building Elevations & Details	
	EXTERIOR ELEVATIONS
	EXTERIOR DETAILS
	EXTERIOR PERSPECTIVES - DAY
	EXTERIOR PERSPECTIVES - NIGHT
Building Signage Package	
1 - 8	CHANDLER SIGNS LEASE EXHIBIT

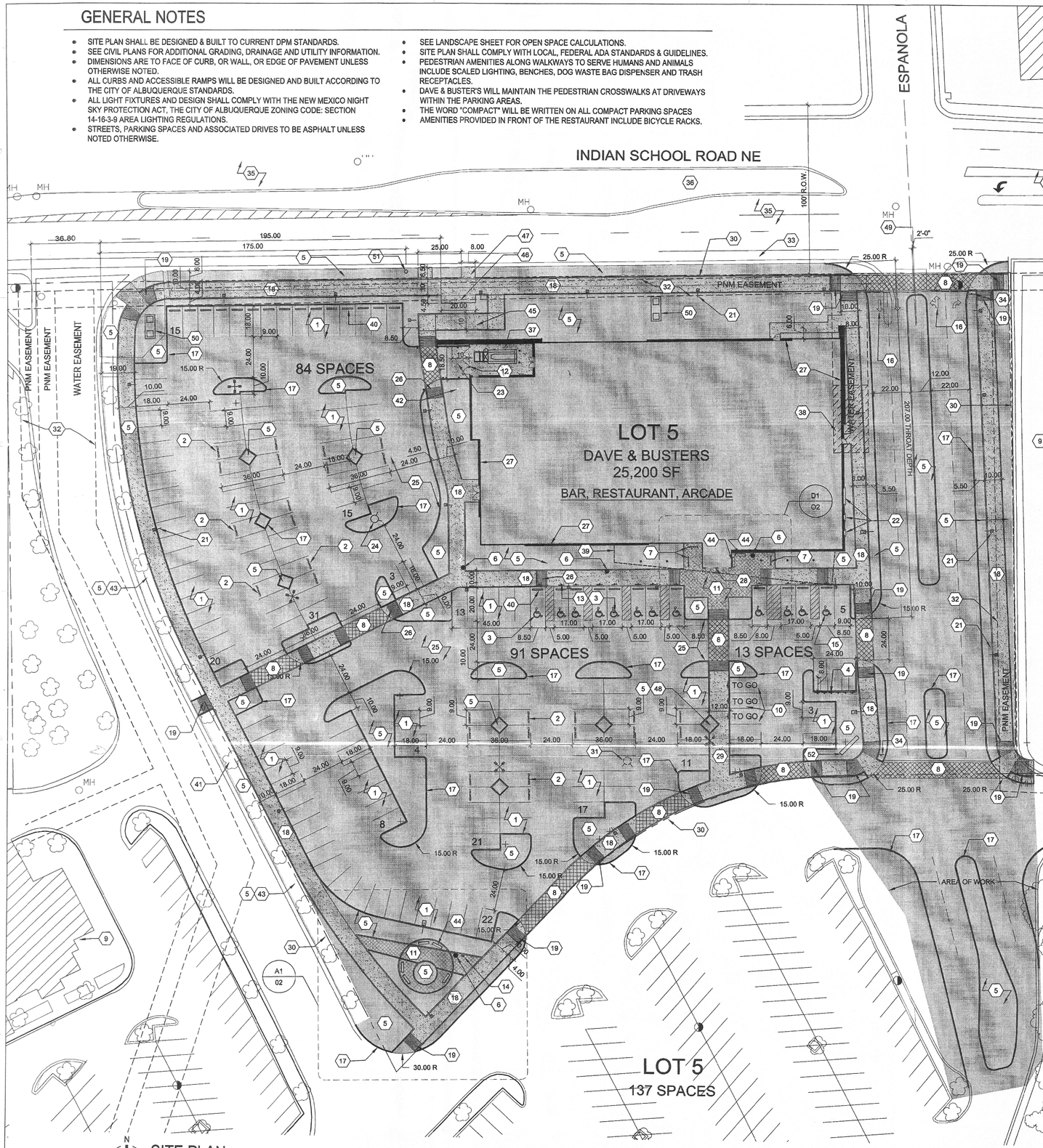
Dekker/Perich/Sabatini

growing better Heads Up

HUITT-ZOLLARS

GENERAL NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES.
- PEDESTRIAN AMENITIES ALONG WALKWAYS TO SERVE HUMANS AND ANIMALS INCLUDE SCALED LIGHTING, BENCHES, DOG WASTE BAG DISPENSER AND TRASH RECEPTACLES.
- DAVE & BUSTER'S WILL MAINTAIN THE PEDESTRIAN CROSSWALKS AT DRIVEWAYS WITHIN THE PARKING AREAS.
- THE WORD "COMPACT" WILL BE WRITTEN ON ALL COMPACT PARKING SPACES
- AMENITIES PROVIDED IN FRONT OF THE RESTAURANT INCLUDE BICYCLE RACKS.

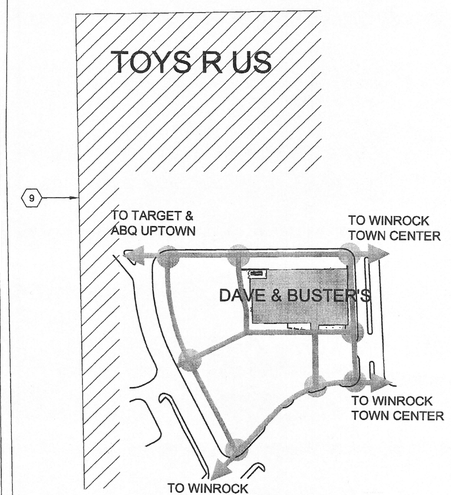


SITE PLAN

1" = 30'-0" 0 15' 30'

KEYED NOTES

1. 9' x 18' PARKING SPACES (151 TOTAL)
2. 9' x 15' COMPACT PARKING SPACES (28 TOTAL) "COMPACT" ON PAVEMENT.
3. 8'-6" x 20' ADA PARKING SPACES (12 TOTAL)
4. TYPICAL MOTORCYCLE PARKING SPACE; 4'-6" x 8'-0", WITH POLE MOUNTED SIGNAGE. RE: C4 / 02
5. LANDSCAPED AREA; RE: LANDSCAPE PLAN
6. TRASH RECEPTACLE
7. METAL BIKE RACK
8. PEDESTRIAN CROSSWALK. INTEGRALLY COLORED & TEXTURED CONCRETE WITH PATTERN TO DIFFERENTIATE FROM SURROUNDING PAVING. RE: C3 / 02
9. EXISTING BUILDING
10. (3) DEDICATED "TO-GO" SPACES, WITH POLE MOUNTED SIGNS. RE: C4 / 02



CONNECTIVITY PLAN

NOT TO SCALE

KEYED NOTES, CONTINUED

11. DECORATIVE PAVEMENT, RE: A1/02
12. TRASH COMPACTOR ENCLOSURE, RE: B5 / 02
13. POLE MOUNTED ADA SIGNAGE, RE: C5 / 02
14. DOG WASTE BAG DISPENSER
15. PAINTED ADA PAVEMENT SIGNAGE, TYP.
16. AUTOMOBILE INGRESS / EGRESS
17. CONCRETE CURB
18. SIDEWALK WITH COLORED BORDER, WIDTH AS NOTED. RE: A3 / 02
19. NEW CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD DRAWING 2440, RE: C3 / 02
20. EXISTING MONUMENT SIGNAGE
21. LIGHT POLE, RE: LEGEND / 01
22. METAL CLAD SUNSHADE
23. CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
24. PROPOSED FIRE HYDRANT RE-LOCATION
25. FIRE LANE
26. ACCESSIBLE RAMP
27. BUILDING STRUCTURE
28. BUILDING ENTRY
29. 12' WIDE PEDESTRIAN WALKWAY WITH COLORED BORDER, RE: B3 / 02
30. PROPERTY LINE
31. EXISTING FIRE HYDRANT TO BE RELOCATED
32. EXISTING UTILITY EASEMENT, REF: CIVIL DRAWINGS
33. EXISTING BIKEWAY
34. STOP SIGN, RE: C4 / 02
35. EXISTING TURN LANE
36. EXISTING MEDIAN
37. CONCRETE PAVING
38. UTILITY EASEMENT TO BE VACATED
39. CANTILEVERED METAL CLAD CANOPY
40. CONCRETE WHEEL STOP
41. EXIST. TREES TO REMAIN, THREE GRATES WHERE NECESSARY.
42. FIRE DEPARTMENT CONNECTION
43. EXISTING LANDSCAPING STRIP TO REMAIN
44. BENCH
45. RAMP, RE: GRADING PLAN
46. BUS STOP EASEMENT & SHELTER PAD, RE: D3 / 02
47. BUS BOARDING PADS, RE: D3 / 02
48. CAST IRON LANDSCAPE GRATE FLUSH WITH SIDEWALK, RE: HEAD'S UP PLAN
49. THE CENTERLINE OF ESPANOLA AND THE CENTERLINE OF THE ACCESS DRIVE WILL BE WITHIN 15' APART AS PER CURRENT DPM STANDARDS
50. NEW PYLON SIGN, RE: B1 & B2 / 02
51. EXISTING BUS STOP SIGN
52. NEW MONUMENT SIGN

SITE DATA

LEGAL DESCRIPTION: ZONE: SU-3 for MU-UPT

PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT 3.8468 AC M/L OR 167,567 SQ FT M/L

TOTAL:

BUILDING AREA:	25,200 SF
SITE AREA:	167,705 SF (3.85 ACRES)
F.A.R. (25,200 SF / 167,705 SF):	0.15

PARKING

TOTAL:

PARKING REQUIRED:	2 / 1000 SF= 50 SPACES
PARKING PROVIDED:	325 SPACES
ACCESSIBLE REQ'D / PROVIDED	12 SPACES / 12 SPACES

MOTORCYCLE PARKING:

REQUIRED:	301-500 PARKING SPACES = 6 SPACES
PROVIDED:	6 SPACES

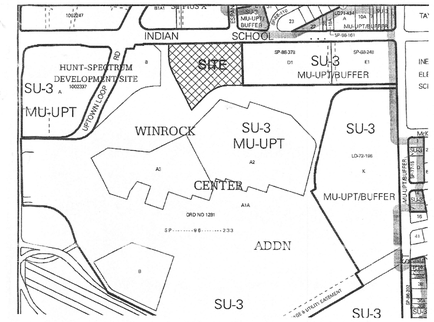
BICYCLE PARKING:

REQUIRED:	1:20 AUTOMOBILE, (325 / 20) = 17 SPACES
PROVIDED:	21 SPACES

LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE, RE: A4 / 02
- 30'-0" HIGH AREA POLE, LIGHT TO COMPLY WITH DARK SKY ORDINANCE, RE: A5 / 02
- BENCH (7 BENCHES SHOWN = 21 SEATS)
- BIKE RACK (3 SHOWN)
- TRASH RECEPTACLE
- DOG WASTE BAG DISPENSER
- PROPERTY LINE
- AREA OF WORK
- UTILITY EASEMENT

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE 9/4/13



VICINITY MAP

Portion of: Zone Atlas Map J-19-Z

1" = 500'-0" 0 250' 500'

FORMER PROJECT NUMBER: 1002202

PROJECT NUMBER:

APPLICATION NUMBER:

Is an Infrastructure List Required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE 09.06.13
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

DRB SUBMITTAL

ENGINEER

PROJECT

Dave & Buster's
Winrock Town Center
2100 Louisiana Blvd NE
Albuquerque, New Mexico

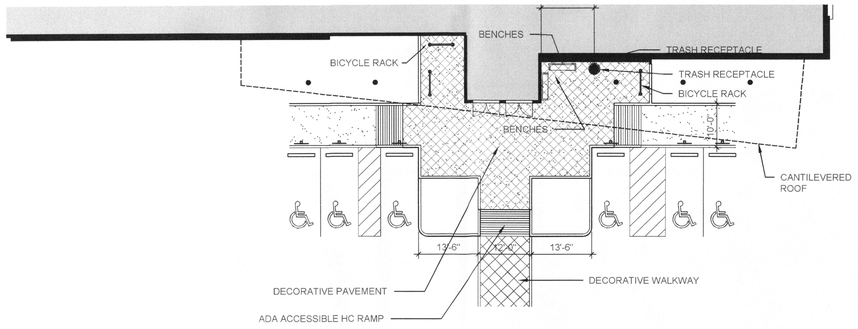
REVISIONS

DRAWN BY	DPS
REVIEWED BY	CRG/SJT
DATE	09/06/13
PROJECT NO.	12-0023

DRAWING NAME

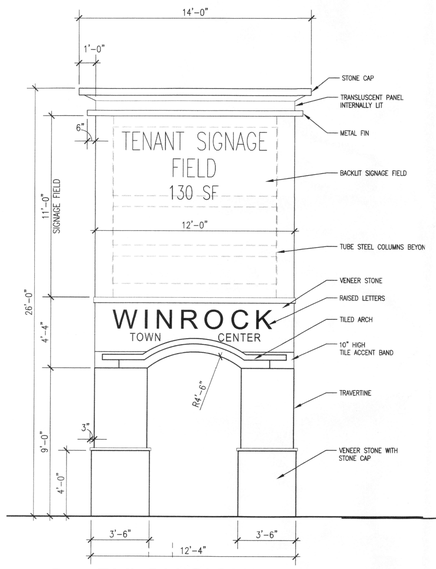
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

01



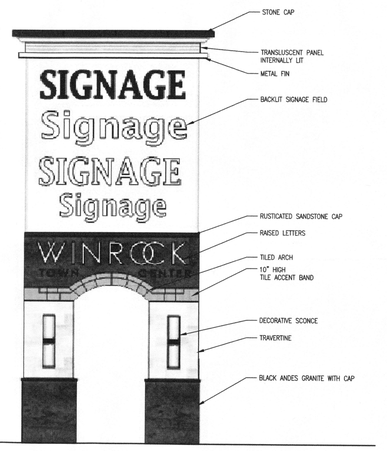
D1 ENLARGED RESTAURANT ENTRY - DEVELOPED OPEN SPACE

1/16" = 1'-0"



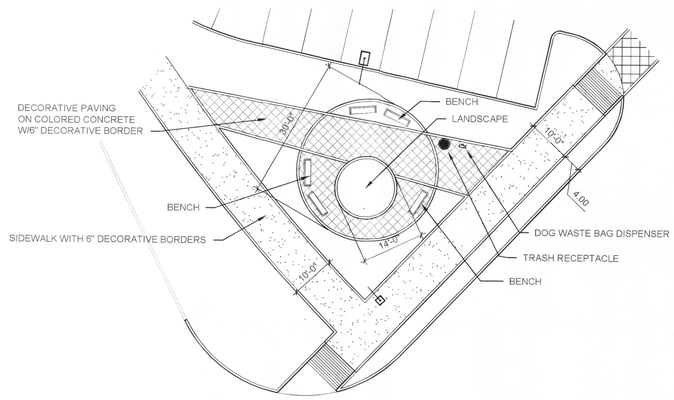
B1 PYLON SIGN

1/4" = 1'-0"

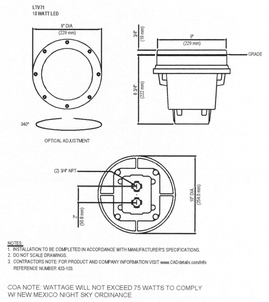


B2 PYLON RENDERING

1/4" = 1'-0"



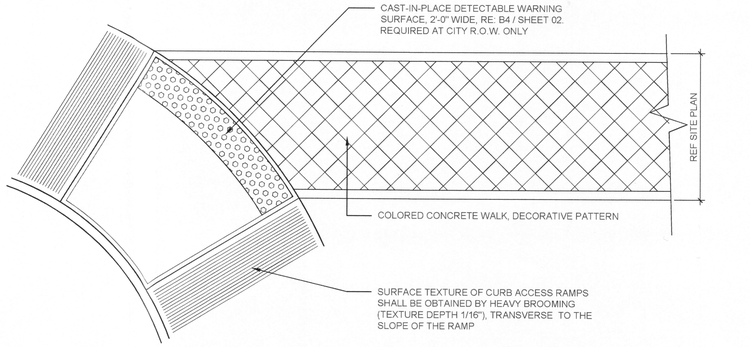
A1 ENLARGED PEDESTRIAN PLAZA



COA NOTE: WATTAGE WILL NOT EXCEED 75 WATTS TO COMPLY W/ NEW MEXICO NIGHT SKY ORDINANCE

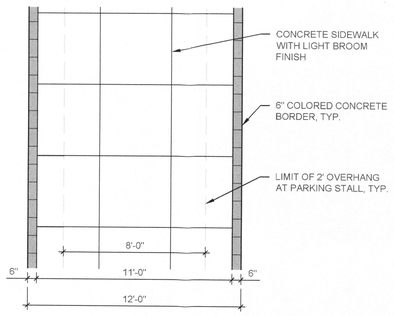
D4 LANDSCAPE UPLIGHT

NO SCALE



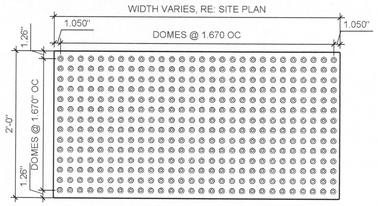
C3 SIDEWALK AT PEDESTRIAN CROSSINGS

1/4" = 1'-0"



B3 12' SIDEWALK DETAIL

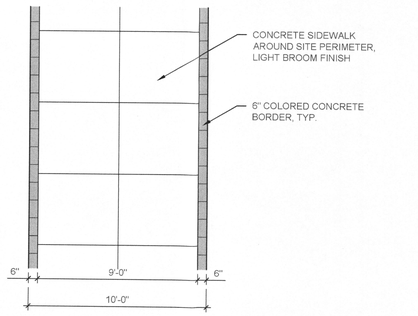
1/4" = 1'-0"



MANUFACTURER: ARMOR-TILE ADA
24" X 48" INLINE DOME TACTILE TILE OR APPROVED EQUAL
PART NO. : ADA-C-2448-CR
COLOR: DARK GREY
DISTRIBUTOR: WHITE CAP CONSTRUCTION SUPPLY
(505) 872-2244 - WWW.ARMOR-TILE.COM

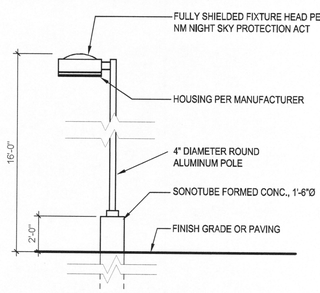
B4 DETECTABLE/TACTILE WARNING SURFACE TILE

1" = 1'-0"



A3 10' SIDEWALK DETAIL

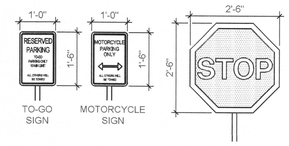
1/4" = 1'-0"



A4 LIGHT POLE ELEVATION

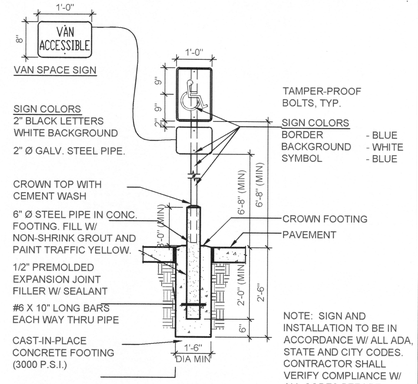
1/4" = 1'-0"

NOTE: ALL SIGNS SHOWN HERE WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN, SEE C5/SHEET 02



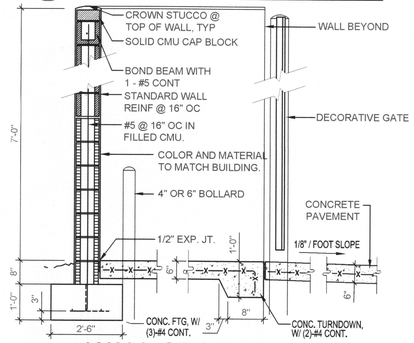
D5 SITE AND PARKING SIGNS

1/2" = 1'-0"



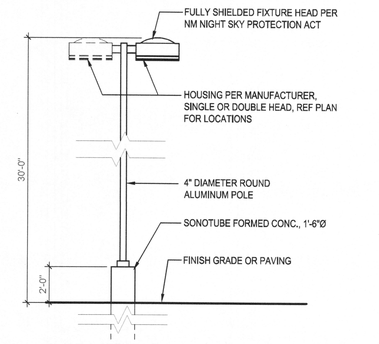
C5 ADA PARKING SIGNAGE

1/2" = 1'-0"



B5 WALL SECTION at COMPACTOR ENCLOSURE

1/2" = 1'-0"



A5 LIGHT POLE ELEVATION

1/4" = 1'-0"

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

DRB
SUBMITTAL

ENGINEER

PROJECT

Dave & Buster's
Winrock Town Center
2100 Louisiana Blvd NE
Albuquerque, New Mexico

REVISIONS

DRAWN BY	DPS
REVIEWED BY	CRG
DATE	
PROJECT NO.	12-0023

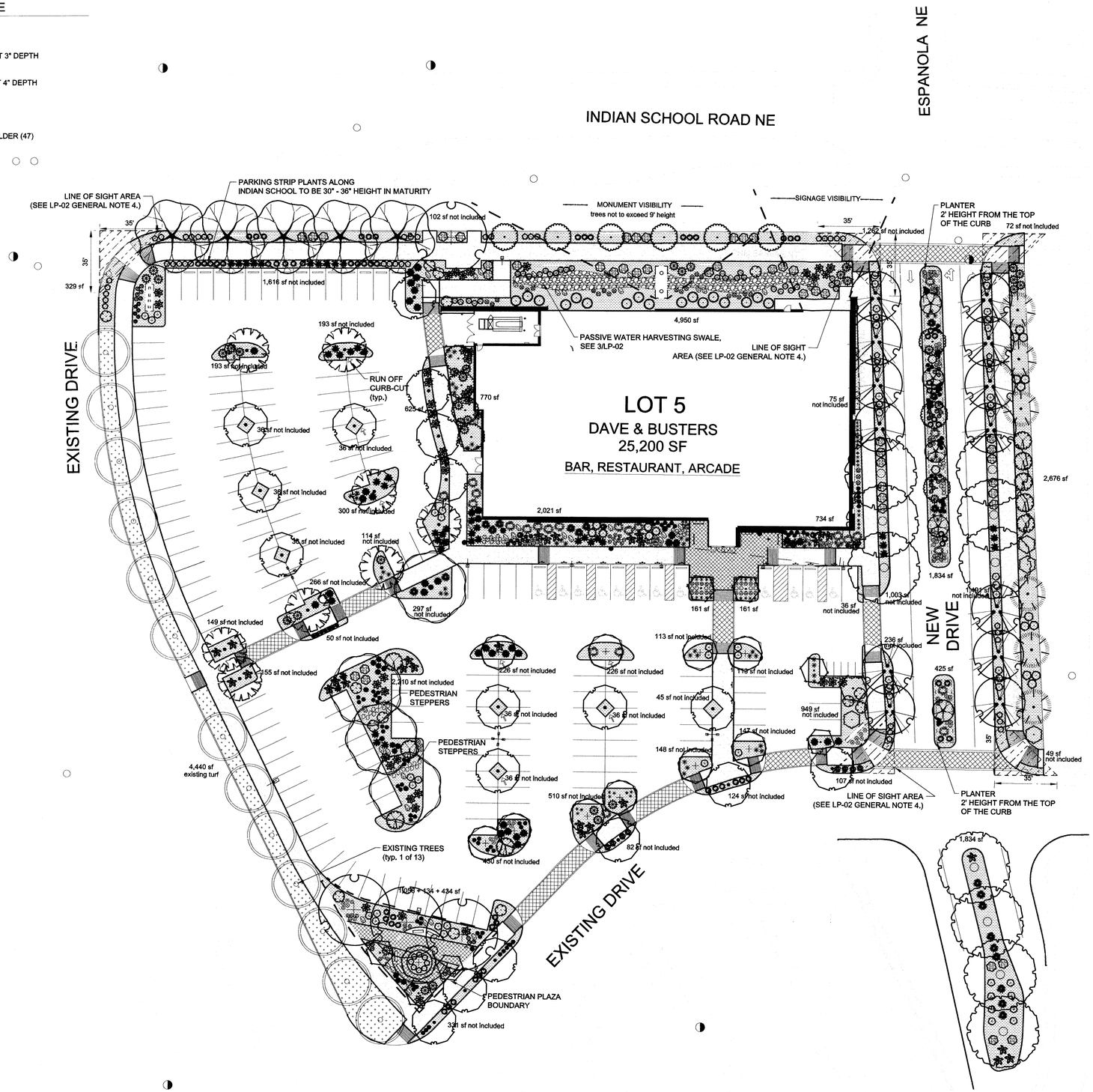
DRAWING NAME

SITE DETAILS
& ENLARGED PLANS

02

HATCH SCHEDULE

SYMBOL	DESCRIPTION
	PECAN MULCH AT 3" DEPTH
	2" - 4" COBBLE AT 4" DEPTH
	TURF (EXISTING)
	MOSSROCK BOULDER (47)



PLANT SCHEDULE LP 01

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	6	Pinus leucodermis / Bosnian Pine	6`-8`	Medium	20`

ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	8	Cercis mexicana / Mexican Redbud	2" B&B	Medium	15`
	13	Forestiera neomexicana / New Mexican Privet	24"box	Medium	15`
	5	Vitex agnus-castus / Chaste Tree	15 gal	Medium	20`

SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	18	Celtis reticulata / Netleaf Hackberry	2" B&B	Low +	25`
	11	Crataegus laevigata / English Hawthorn	2" B&B	Medium +	20`
	10	Gleditsia triacanthos inermis / Thornless Honeylocust	2" B&B	Medium	45`
	4	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45`
	13	Quercus buckleyi / Texas Red Oak	2" B&B	Medium	40`
	4	Quercus muehlenbergii / Chinkapin Oak	2" B&B	Medium	40`
	8	Robinia x ambigua `Purple Robe` / Pink Flowering Locust	2" B&B	Medium	25`
	5	Ulmus parvifolia / Lacebark Elm	2" B&B	Medium	40`

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	9	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	RW	10`
	66	Caryopteris x clandonensis / Blue Mist Spirea	5 gal	Low+	3`
	30	Cotoneaster congestus / Pyrenees Cotoneaster	5 gal	Medium	3`
	14	Fallugia paradoxa / Apache Plume	5 gal	Low	7`
	58	Lavandula x intermedia `Grosso` / Grosso Lavender	3 gal	Medium	3`
	3	Pinus mugo mugo / Dwarf Mugo Pine	5 gal	Low+	5`
	46	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	Low+	5`
	14	Rhus trilobata / Three leaf Sumac	5 gal	Low+	6`
	54	Salvia leucophylla / Purple Leaf Sage	5 gal	Low+	4`
	4	Vauquelinia californica / Arizona Rosewood	5 gal	Low+	10`
	17	Viburnum x burkwoodii / Burkwood Viburnum	5 gal	Medium	5`

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	22	Achillea x taygetaea / Yarrow Moonshine	1 gal	Medium	2`
	6	Agastache mexicana / Mexican Giant Hyssop	1 gal	Medium	3`
	73	Balleya multiradiata / Desert Marigold	1 gal	Low+	2`
	27	Berlandiera lyrata / Chocolate Flower	1 gal	RW	2`
	12	Iris spp. / Bearded Iris	1 gal	Medium	2`
	32	Narcissus spp. / Daffodil	1 gal	Medium	1`
	24	Nepeta x faassenii / Catmint	1 gal	Low+	2`
	8	Psilostrophe tagetina / Woolly Paperflower	1 gal	RW	2`
	20	Zinnia grandiflora / Desert Zinnia	1 gal	RW	2`

DESERT ACCENT	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	20	Agave parryi / Parry`s Agave	5 gal	RW	2`
	20	Dasylirion wheeleri / Desert Sotol	5 gal	RW	5`
	41	Hesperaloe parviflora / Red Yucca	5 gal	Low+	4`
	28	Yucca baccata / Banana Yucca	5 gal	RW	5`
	55	Yucca glauca / Soapweed	1 gal	RW	3`
	6	Yucca rostrata / Beaked Yucca	5 gal	RW	5`
	13	Yucca x schottii / Mountain Yucca	5 gal	Low+	2`

GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	36	Juniperus horizontalis `Blue Rug` / Blue Rug Juniper	1 gal	Low	5`
	25	Mahonia repens / Creeping Mahonia	5 gal	Medium	2`

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	100	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5 gal	Medium	2`
	56	Helictotrichon sempervirens / Blue Avena Grass	5 gal	Medium	2`
	43	Miscanthus sinensis / Maiden Grass	5 gal	Medium	5`
	46	Muhlenbergia rigens / Deer Grass	5 gal	Low+	4`
	23	Nolina microcarpa / Beargrass	5 gal	RW	6`
	8	Panicum virgatum / Switch Grass	5 gal	Medium	3`

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STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 06/07/2013
Revisions:
- 06/28/2013
- 07/18/2013
- 08/06/2013
- 08/13/2013
- 09/04/2013

Drawn by: Jitka Dekojova
Reviewed by: HULC

Dave & Buster's
WINROCK TOWN CENTER
2100 Louisiana Blvd NE
Albuquerque, New Mexico

NORTH

Scale: 1" = 30'

15 0 30 60

Sheet Title:
Landscape Plan

Sheet Number:
LP-01

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LEGAL DESCRIPTION:
PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT 3.8468 AC M/L OR 167,567 SQ FT M/L. ZONE SU-3 for MU-UPT.

GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. THE CURB CUTS MARKED ON THE PLAN (LP-01) ARE CONCEPTUAL ONLY. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE AND USDP REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS §14-16-3-10, WATER CONSERVATION LANDSCAPING AND WATER WASTE §6-1-1-1, INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.

PLANTINGS NOTES:
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE AND UPTOWN SECTOR DEVELOPMENT PLAN (USDP).
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE. EXISTING TURF IS PROPOSED TO REMAIN.
3. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER ALONG INDIAN SCHOOL ROAD. SEE STREET TREE PLAN LP-02. PRESERVE 13 EXISTING TREES ALONG EXISTING DRIVEWAY AS SHOWN ON THE PLAN.
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE PECAN SHELL MULCH AT 3" DEPTH OVER FILTER FABRIC.
5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
6. SEE 1/LP-02 FOR TREE PLANTING DETAIL.

IRRIGATION NOTES:
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE DETAIL 2/LP-02.
4. USE 6 EMITTERS PER EACH TREE AND 2 PER EACH SHRUB. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.

LANDSCAPE CALCULATIONS:

SITE AREA	..... 169,338 sf = 3.89 ac
BUILDING	..... 25,200 sf
REQUIRED OPEN SPACE	..... 16,934 sf (10% of the site)
PROVIDED OPEN SPACE	..... 24,577 sf (15% of the site)
REQUIRED LANDSCAPE AREAS	..... 9,831 sf (40% of open space)
PROVIDED LANDSCAPE AREAS	..... 22,584 sf (92% of open space)
DEVELOPED OPEN SPACE	..... 2,128 sf
REQUIRED SHADE	..... 319 sf (15% of developed open space)
PROVIDED SHADE (building overhang and tree canopy)	..... 820 sf (39% of developed open space)

Open space calculations does not include any landscape strips along streets, parking lot islands without walkways, or areas of less than 4' width as stated in the USDP. Landscape areas excluded from the calculations are marked on the plan as "xxx sf not included".Landscape areas included in the calculations are marked on the plan as "xxx sf". In addition to landscape areas, open space calculations also includes the hardscape portion of the pedestrian plaza and the building entry.

EXISTING TURF AREA	..... 4,440 sf (19.6% of provided landscape areas)

Existing turf is not included in landscape coverage calculations.

LIVE COVERAGE REQUIRED	..... 16,938 sf (75% of provided landscape areas)

A minimum of 75% provided landscape areas shall be covered with live plant material measured at full maturity.

LIVE COVERAGE PROVIDED	..... 18,810 sf (83% of provided landscape areas)
FLOWERING PLANTS REQUIRED	..... 1,887 sf (10% of provided live coverage)

A minimum of 10% landscape areas shall have flowering plants or shrubs.

FLOWERING PLANTS PROVIDED	..... 9,600 sf (51% of provided live coverage)
GRAVEL MULCH ALLOWED	..... 1,229 sf (5% of provided open space)

Gravel mulch is limited to 5% or less of any planting area.

COBBLE MULCH PROVIDED	..... 1,160 sf (5% of open space)

Additional cobble might be placed at the the curb cuts for site run off.

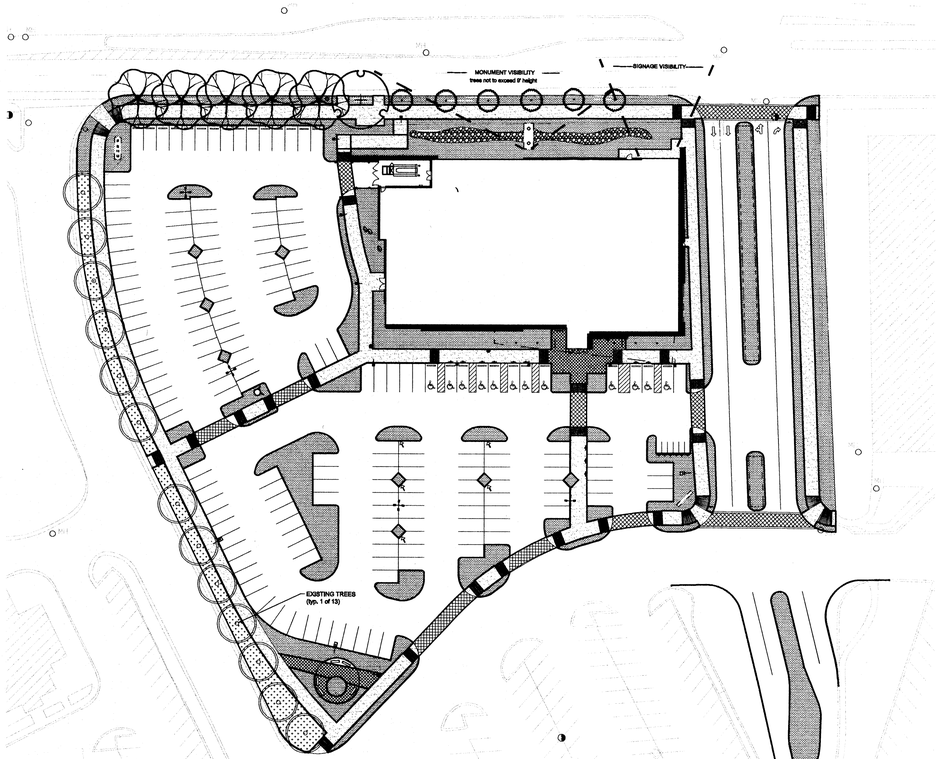
NUMBER OF PARKING SPACES	 188
REQUIRED PARKING LOT TREES	..... 32 (1 per 6 spaces)
PROVIDED PARKING LOT TREES	 39

No parking space shall be more than 60 feet from a tree.

TOTAL NUMBER OF TREES	..... 105 + 13 existing trees
SHADE TREES	 86
SIGNATURE TREES	 32

The proportion of trees shall be: 1/3 signature trees and 2/3 shade trees.

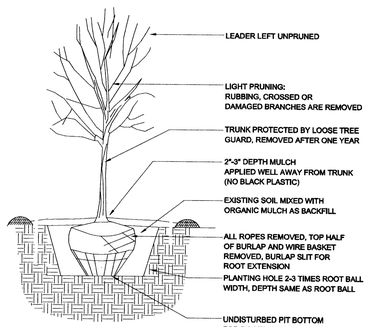
PEDESTRIAN PLAZA	..... 2,540 sf (see LP-01 for the boundary)
SHADE REQUIRED	..... 381 sf (15% of pedestrian plaza)
SHADE PROVIDED (tree canopy)	..... approx. 1450 sf (57% of pedestrian plaza)
LANDSCAPE AREA REQUIRED	..... 1,016 sf (40% of pedestrian plaza)
LANDSCAPE AREA PROVIDED	..... 1,520 sf (60% of pedestrian plaza)



STREET TREE PLAN 1" = 50'

PLANT SCHEDULE STREET TREES

ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	6	Forestiera neomexicana / New Mexican Privet	24"box	Medium	15`
SHADE TREES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**WATER**	**COVERAGE**
	1	Quercus muehlenbergii / Chinkapin Oak	2" B&B	Medium	40`
	5	Ulmus parvifolia / Lacebark Elm	2" B&B	Medium	40`



1 TREE PLANTING DETAIL

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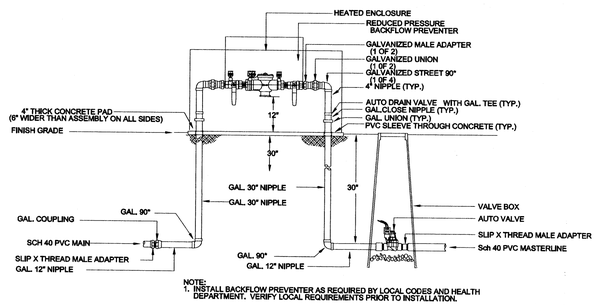

2 RP BACKFLOW/MASTER VALVE DETAIL

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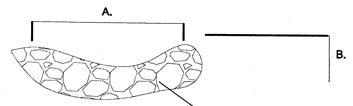

A. SEE PLAN FOR WIDTH
B. DEPTH OF SWALE 4" - 8"
C. COBBLES AT MIN OF 4" DEPTH

3 PASSIVE WATER HARVESTING SWALE

N.T.S.

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Dave & Buster's
WINROCK TOWN CENTER

2100 Louisiana Blvd NE
Albuquerque, New Mexico

NORTH

Scale: 1" = 50'

25 0 50 100

Sheet Title:
Landscape Notes/Details

Sheet Number:
LP-02

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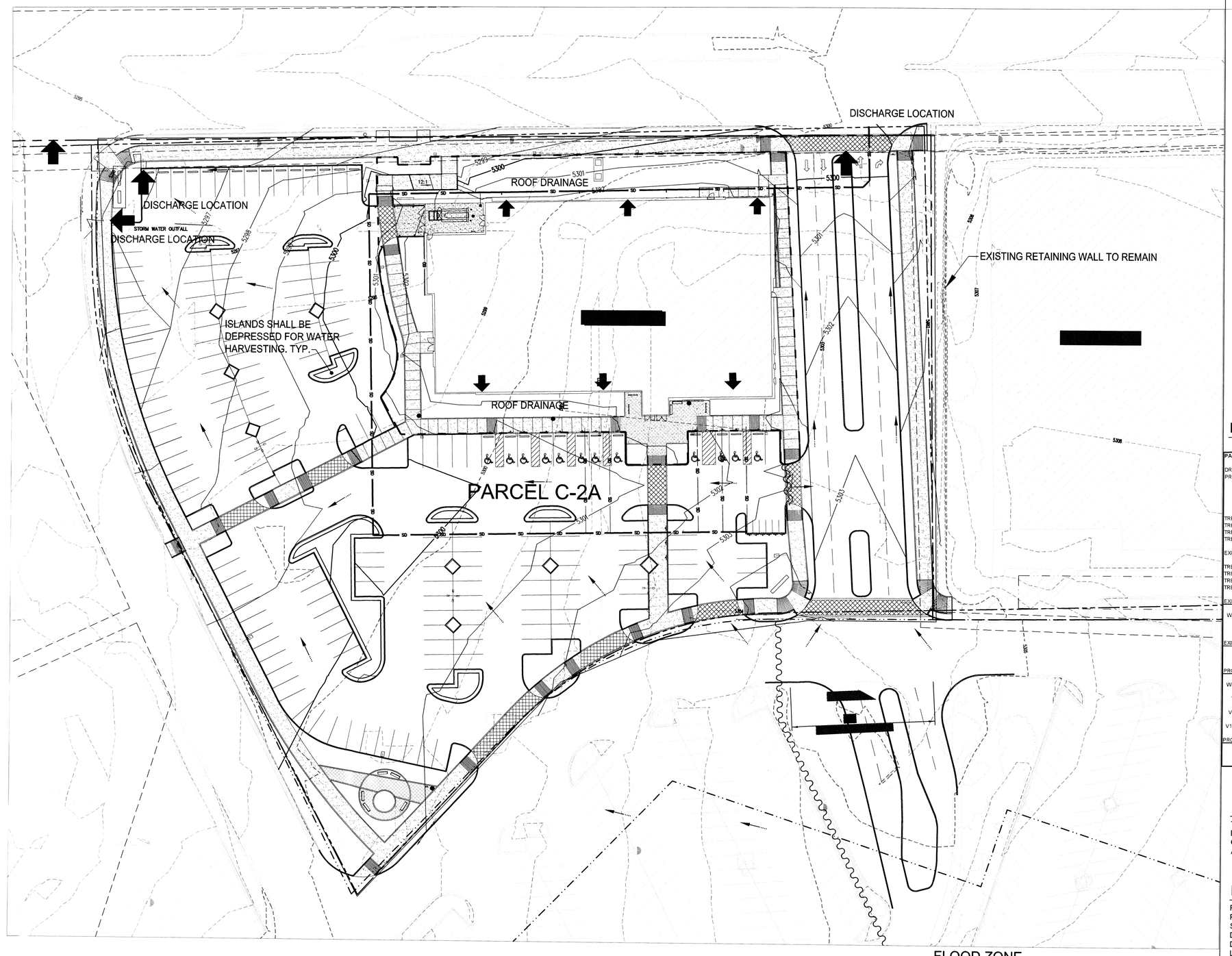


GRADING AND DRAINAGE PLAN

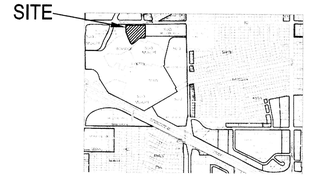
A1 SCALE 1"=20' 0 10' 20' 40'

FLOOD ZONE

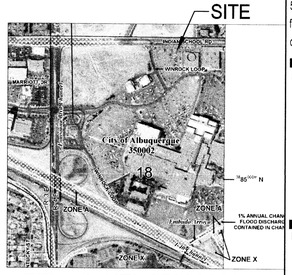
PER THE FEMA MAP NUMBER 35001 C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

ENGINEER'S CERTIFICATION

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.



ZONE ATLAS PAGE J-19-Z



FIRM PANEL 35001C0352G

HYDROLOGY - ZONE 3

PARCEL C-2A AREA = 3.85 ac.

DRAINAGE ZONE 3
PRECIPITATION: 360 = 2.60 in.
1140 = 3.10 in.
10day = 4.90 in.

	EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.66 in.	1.87 cfs/ac.
TREATMENT B	0.92 in.	2.60 cfs/ac.
TREATMENT C	1.29 in.	3.45 cfs/ac.
TREATMENT D	2.36 in.	5.02 cfs/ac.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0.00 ac.	0.00 ac.
TREATMENT B	0.12 ac.	0.42 ac.
TREATMENT C	0.23 ac.	0.23 ac.
TREATMENT D	3.50 ac.	3.19 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)x(0.00)+(0.92)x(0.12)+(1.29)x(0.23)+(2.36)x(3.50)/ 3.85 ac.
= 2.25 in.
V100-360 = (2.25)x(3.85)/ 12 = 0.722108 ac-ft = 31455 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.87)x(0.00)+(2.60)x(0.12)+(3.45)x(0.23)+(5.02)x(3.50)= 18.67 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)x(0.00)+(0.92)x(0.42)+(1.29)x(0.23)+(2.36)x(3.19)/ 3.85 ac.
= 2.14 in.
V100-360 = (2.14)x(3.85)/ 12.0 = 0.685179 ac-ft = 29846 cf
V100-1440 = (0.69)+(3.19)x(3.10 - 2.60)/ 12 = 0.818214 ac-ft = 35641 cf
V100-10day = (0.69)+(3.19)x(4.90 - 2.60)/ 12 = 1.297141 ac-ft = 56503 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.87)x(0.00)+(2.60)x(0.42)+(3.45)x(0.23)+(5.02)x(3.19)= 17.92 cfs

EXISTING DRAINAGE CONDITIONS

THIS SITE WAS FORMERLY DEVELOPED AND DISCHARGED AT DEVELOPED FLOW RATES ONTO THE SITE DRIVE WHICH DISCHARGES ONTO INDIAN SCHOOL ROAD. DEVELOPED FLOW RATE WAS APPROXIMATELY 18.1 CFS.

PROPOSED DRAINAGE CONDITIONS

REDEVELOPMENT SHALL BE IN ACCORDANCE WITH EXISTING DRAINAGE PATTERNS. LANDSCAPE AREAS SHALL BE DEPRESSED AND GRADES SHALL BE DESIGNED TO PROVIDE POSITIVE DRAINAGE TOWARD DEPRESSED LANDSCAPE AREAS. STORM WATER DESIGN EVENT SHALL DISCHARGE ONTO INDIAN SCHOOL ROAD IN NEARLY THE SAME LOCATION AS EXISTS TODAY AT SIMILAR RATE.

SITE DEVELOPMENT WILL BE SIMILAR TO EXISTING CONDITIONS. THE TOTAL SITE AREA IS APPROXIMATELY 3.8 ACRES WITH THE FOLLOWING ESTIMATED LAND TREATMENTS;
A: 0% B: 3% C: 6% D: 91%

THE PROPOSED SITE PLAN INCREASES THE LANDSCAPE AREAS BY APPROXIMATELY 15,000 SQUARE FEET WITH THE SAME REDUCTION IN ASPHALT PAVEMENT. THE ESTIMATED LAND TREATMENTS FOR THE SITE PLAN ARE AS FOLLOWS:
A: 0% B: 11% C: 6% D: 83%

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DRB SUBMITTAL

ENGINEER

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PROJECT

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Winrock Town Center
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Albuquerque, New Mexico

REVISIONS
1
2
3
4

DRAWN BY	KLS
REVIEWED BY	SE
DATE	
PROJECT NO.	12-0023

DRAWING NAME

GRADING & DRAINAGE PLAN

SDP-5

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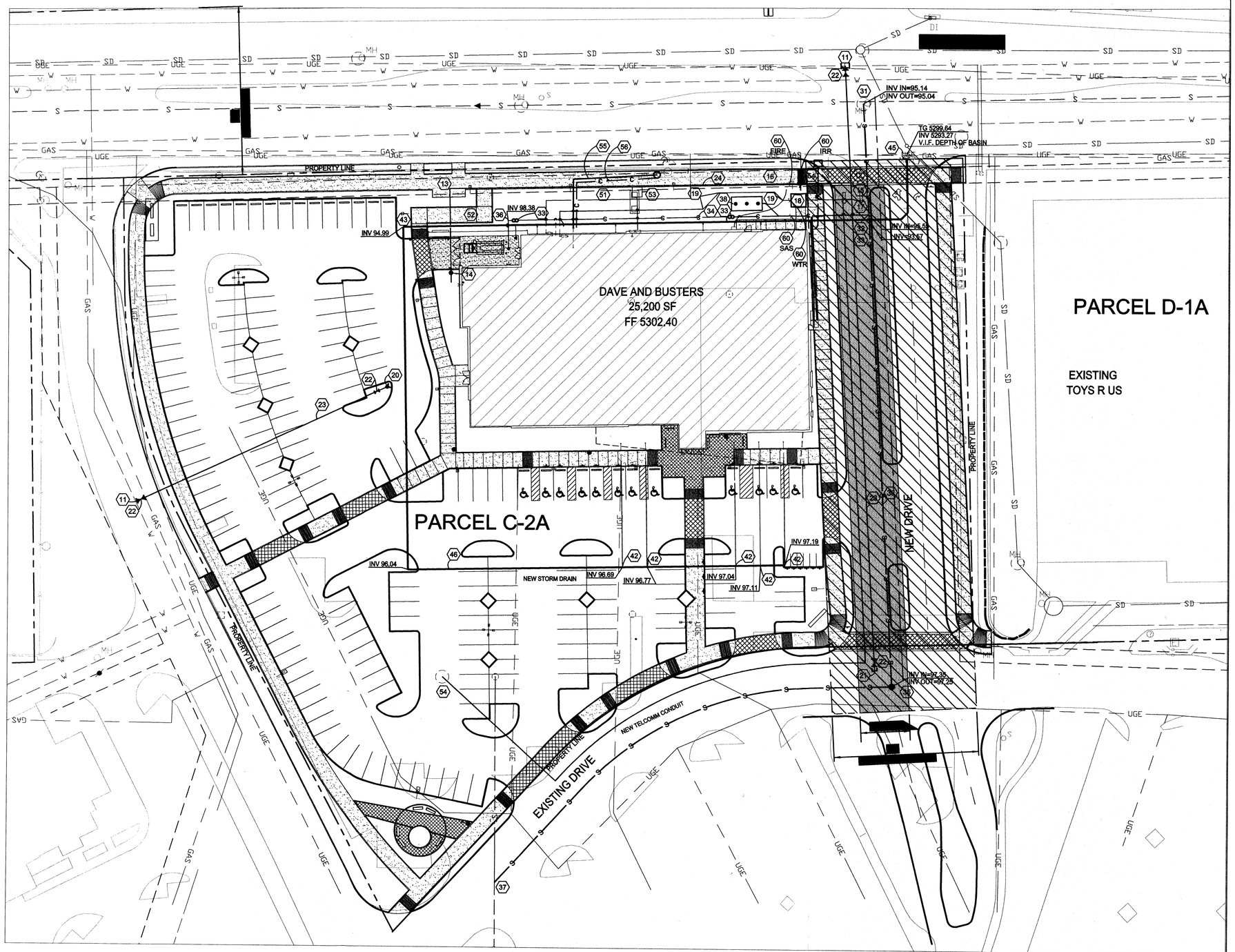

A1 UTILITY PLAN
SCALE 1"=30'

CONSTRUCTION NOTES

WATER

11. PRESSURE CONNECT TO EXISTING 6" MAIN, FIELD VERIFY LOCATION. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS. INSTALL 6" PUBLIC GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH COA STD. DWG. 2362, BY LANDLORD.
12. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS, BY LANDLORD.
13. INSTALL 6" 90° BEND.
14. INSTALL 6" POST INDICATOR VALVE ON FIRE LINE.
15. INSTALL 1½" WATER METER SERVICE LINE, IN ACCORDANCE WITH COA STD. DWG. 2362 FOR IRRIGATION LINE, BY LANDLORD.
16. INSTALL 1" WATER METER, FOR LANDSCAPE. SEE COA STD. DWG. 2362.
17. INSTALL 2" WATER METER SERVICE LINE, IN ACCORDANCE WITH COA STD. DWG. 2363 FOR IRRIGATION LINE, BY LANDLORD.
18. INSTALL 2" METER FOR BUILDING SERVICE.
19. INSTALL 2" 45° BEND.
20. INSTALL FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH COA STD. DWG. 2340, BY LANDLORD.
21. INSTALL 6" END CAP, BY LANDLORD.
22. INSTALL 6" WATER VALVE, BY LANDLORD.
23. INSTALL 6" WATER LINE.
24. INSTALL 6" PVC WATER LINE.
25. SEE MECH. PLANS FOR CONTINUATION.

SANITARY SEWER

31. CONNECT NEW 8" SAS LINE TO EXISTING SAS MANHOLE, BY LANDLORD.
32. INSTALL 6" SERVICE CONNECTION INTO NEW 8" SAS LINE WITH 8"x8"x6" TEE/WYE..
33. INSTALL DOUBLE CLEAN-OUTS. SEE B/C4.2.
34. INSTALL 6" PVC SDR 35 SANITARY SEWER LINE. SLOPE YARD LINE AT A MINIMUM OF 1/4" PER FOOT - RE: MECH. PLANS FOR CONTINUATION.
35. BUILD NEW 4' DIA SAS MANHOLE, BY LANDLORD.
36. INSTALL 6" BEND - 90°.
37. CONNECT TO EXISTING SAS LINE, BY LANDLORD.
38. GREASE TRAP RE: MECHANICAL PLANS .
39. INSTALL 8" PVC SANITARY SEWER LINE (PUBLIC), BY LANDLORD.
40. INSTALL 6"x6"x6" TEE.

STORM DRAIN

41. INSTALL 6" CONNECTION AND 6"x6"x6" TEE FOR BUILDING ROOF DRAINS.
42. INSTALL 3" CONNECTION AND 12"x12"x6" TEE FOR BUILDING ROOF DRAINS
43. INSTALL 12" STORM DRAIN 90° BEND.
44. INSTALL 6"x6"x3" TEE AND 6"x12" REDUCER.
45. CONNECT TO EXISTING STORM DRAIN MANHOLE.
46. INSTALL 12" CORRUGATED HDPE STORM DRAIN, BY LANDLORD.

OTHER UTILITIES

51. INSTALL GAS YARD LINE - RE: MECHANICAL PLANS FOR SIZE & CONTINUATION, BY NEW MEXICO GAS COMPANY.
52. INSTALL ELECTRIC YARD LINE, BY LANDLORD.
53. NEW ELECTRIC TRANSFORMER.
54. REROUTE TELECOMMUNICATIONS CONDUIT, CONNECT TO EXISTING MANHOLES.
55. 2" PVC WITH PULLSTRING FOR TELEPHONE.
56. 2" PVC WITH PULLSTRING FOR CABLE.

MISCELLANEOUS

60. POINT OF CONECTION.

GENERAL NOTE

ALL WORK BY DAVE & BUSTERS WITHIN LEASE LIMITS, UNLESS NOTED IS LANDLORD RESPONSIBILITY.

LEGEND

- EX. RIGHT-OF-WAY
- EX. CURB & GUTTER
- EX. STREET LIGHT
- EX. WTR VALVE
- EX. SAS MANHOLE
- EX. FIRE HYDRANT
- EX. STORM DRAIN LINE
- EX. ELECTRIC LINE
- EX. TELECOMM LINE
- EX. GAS LINE
- EX. WATER
- EX. SEWER LINE
- NEW CURB AND GUTTER
- NEW CONCRETE VALLEY GUTTER
- NEW SIDEWALK
- NEW TELECOMMUNICATIONS CONDUIT
- NEW STORM DRAIN LINE
- NEW GAS LINE
- NEW WATER LINE & WATER BOX
- NEW FIRE HYDRANT
- 2" DOMESTIC METER
- NEW SEWER LINE & MANHOLE
- NEW P.U.E
- FUTURE RIGHT OF WAY

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SUBMITTAL

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PROJECT

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Albuquerque, New Mexico

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REVIEWED BY	SE
DATE	
PROJECT NO.	12-0023

DRAWING NAME

UTILITY
PLAN

SDP-4

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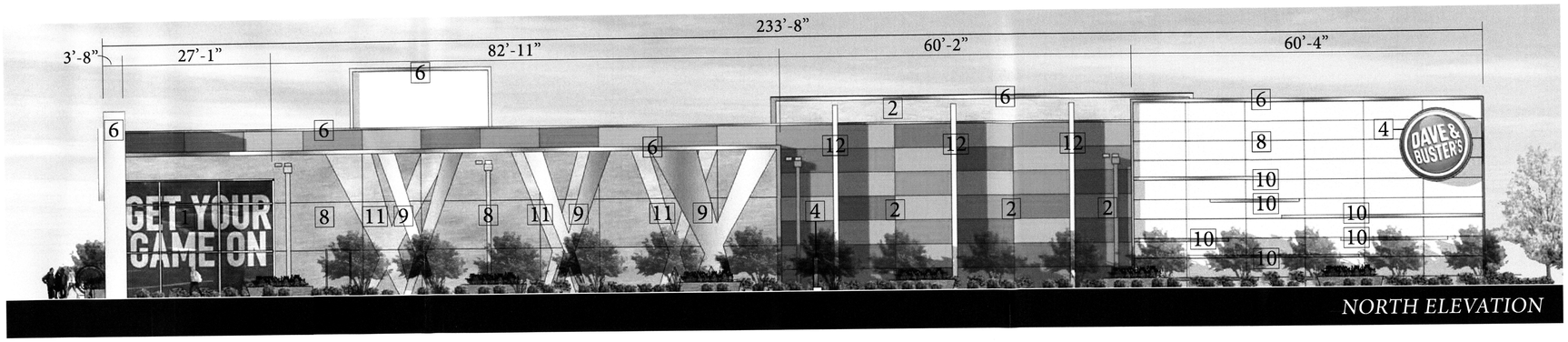
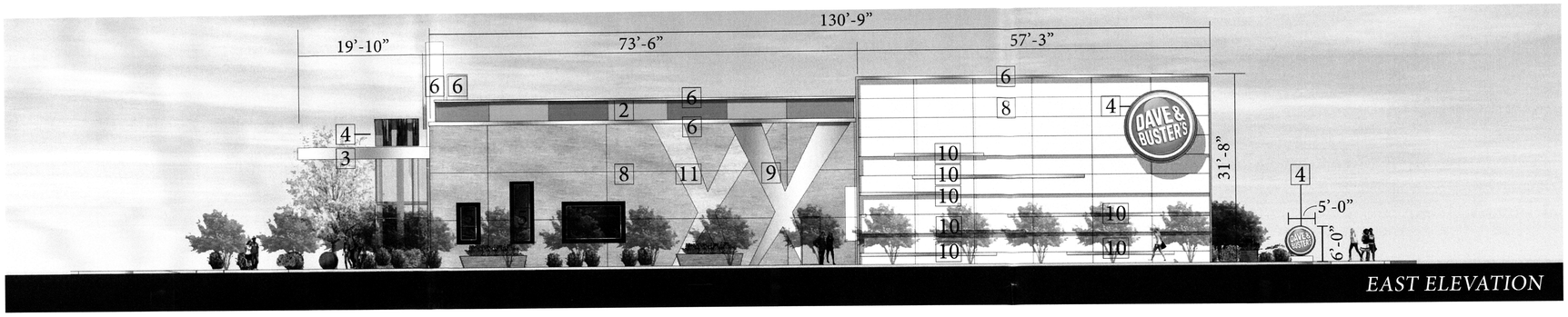
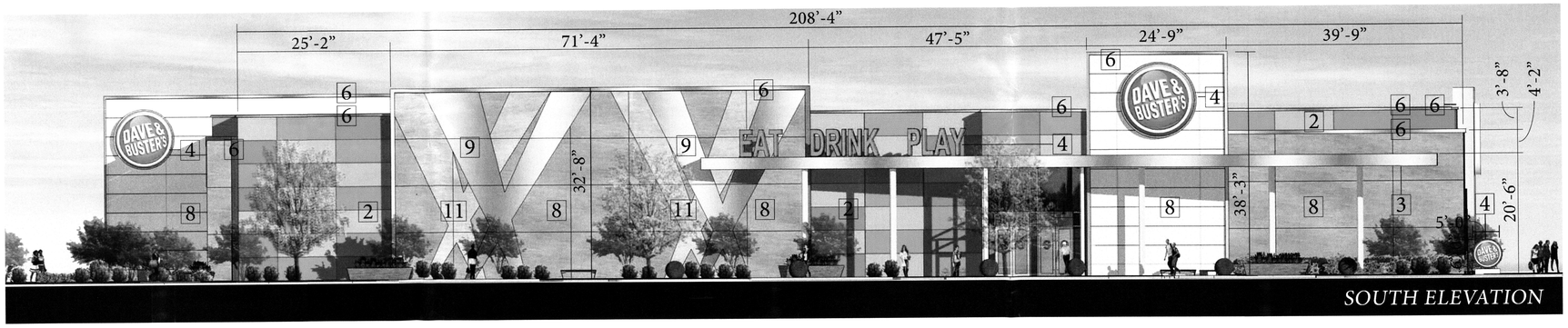


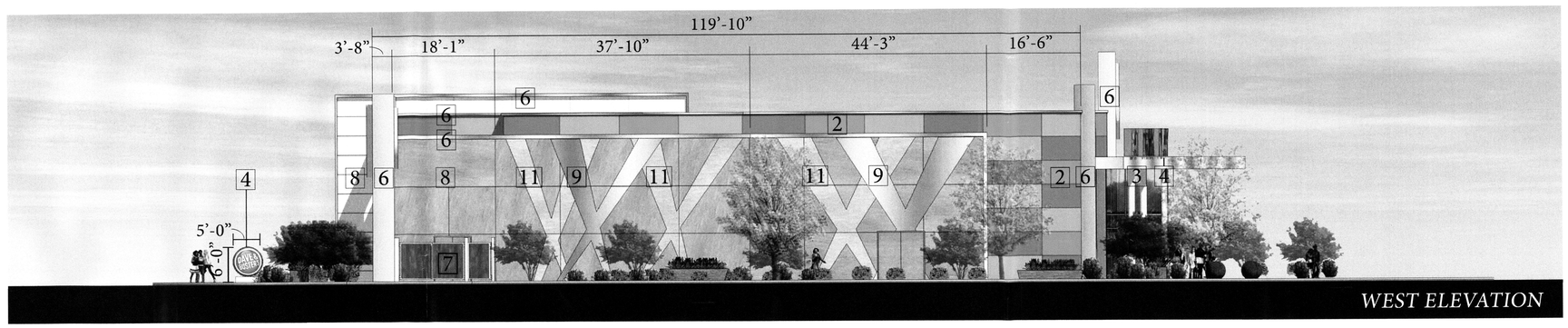
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

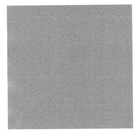
KEY NOTES

1. Aluminum Storefront with Vision Glass
2. Synthetic Stucco
3. Metal Canopy
4. Internally Lit Signage
5. Spandrel Glass
6. Metal Coping
7. Wood Plank Gate Enclosure
8. EIFS with V-Groove Reveals
9. Metal Panel with 6" Stand Off
10. Metal Bands with 2" Stand Off
11. EIFS, Recessed 2"
12. Metal Fins

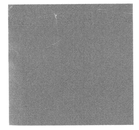
FINISHES

Light Tan

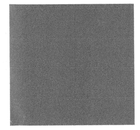
Tan



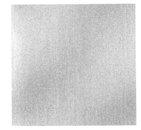
Light Orange



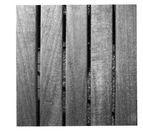
Orange



Dark Orange



Metal



Wood Plank at Gate Enclosure

0 20'

scale 10'

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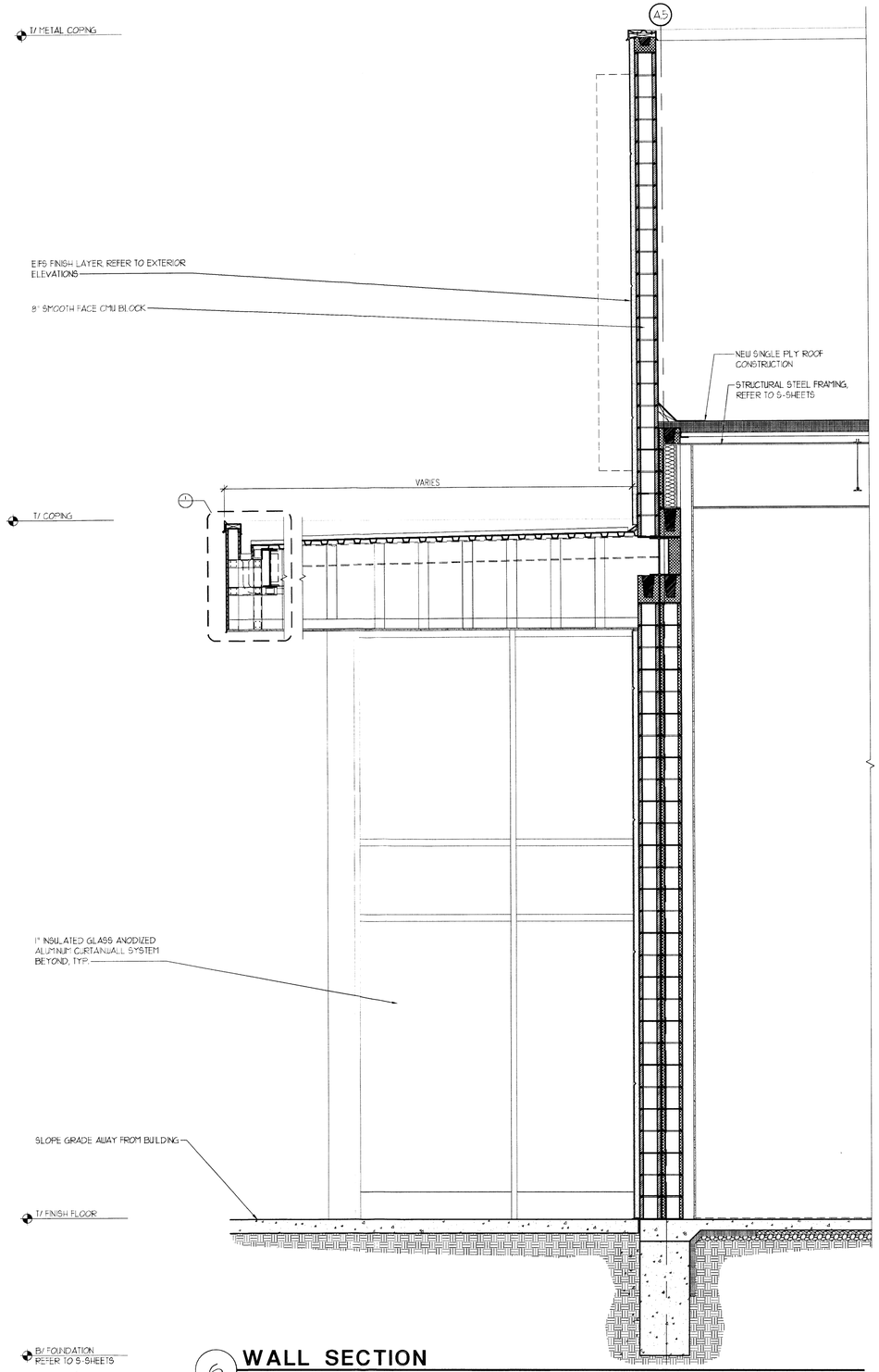
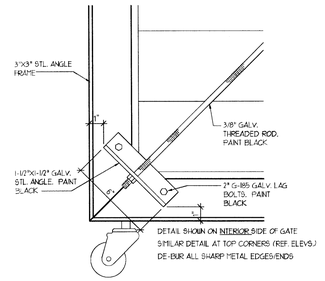
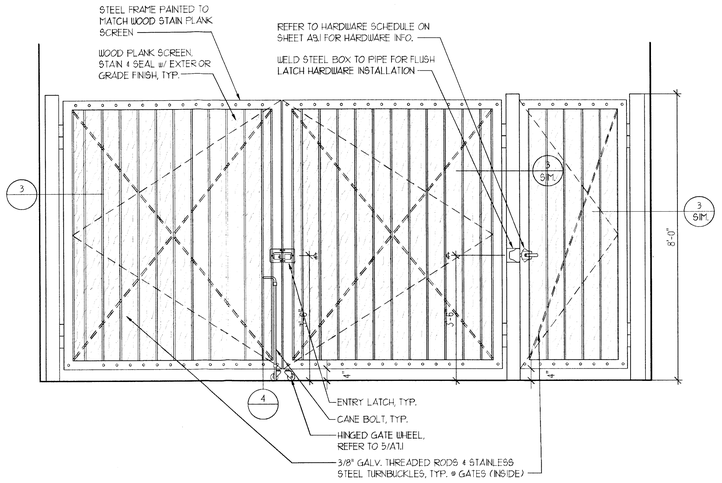
DAVE & BUSTER'S
ALBUQUERQUE, NM
EXTERIOR ELEVATIONS
AUGUST 13, 2013



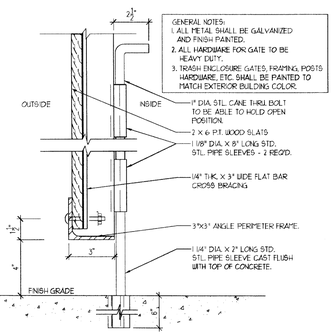
6 WALL SECTION
1/2" = 1'-0"



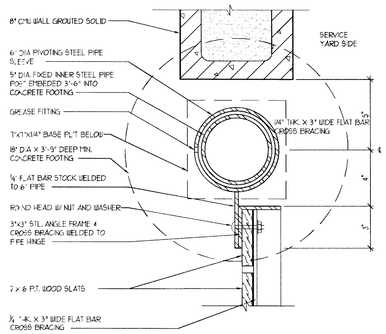
5 HINGED GATE WHEEL DETAIL
3" = 1'-0"



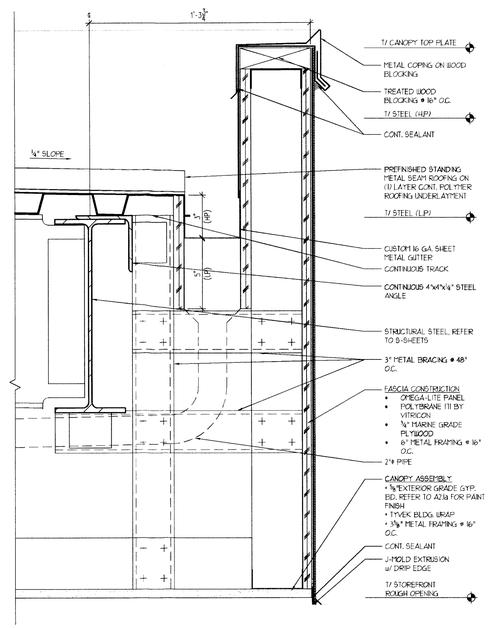
2 SERVICE YARD ELEVATION
1/2" = 1'-0"



4 SERVICE GATE SECTION
3" = 1'-0"



3 SERVICE GATE JAMB
3" = 1'-0"



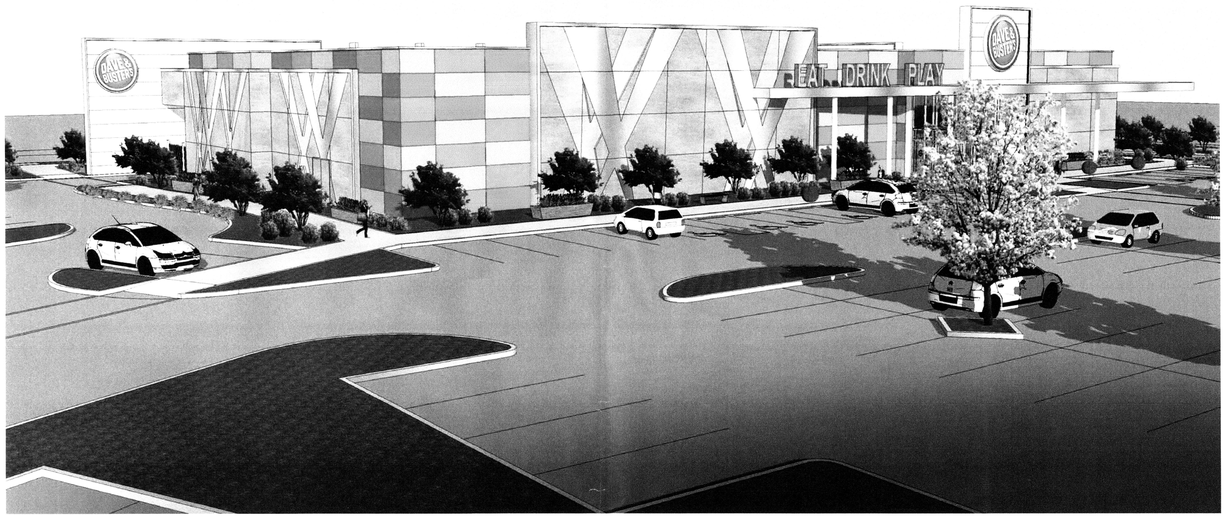
1 FASCIA DETAIL
3"=1'-0"

Aria Group Architects, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

DAVE & BUSTER'S
ALBUQUERQUE, NM
EXTERIOR DETAILS
AUGUST 13, 2013

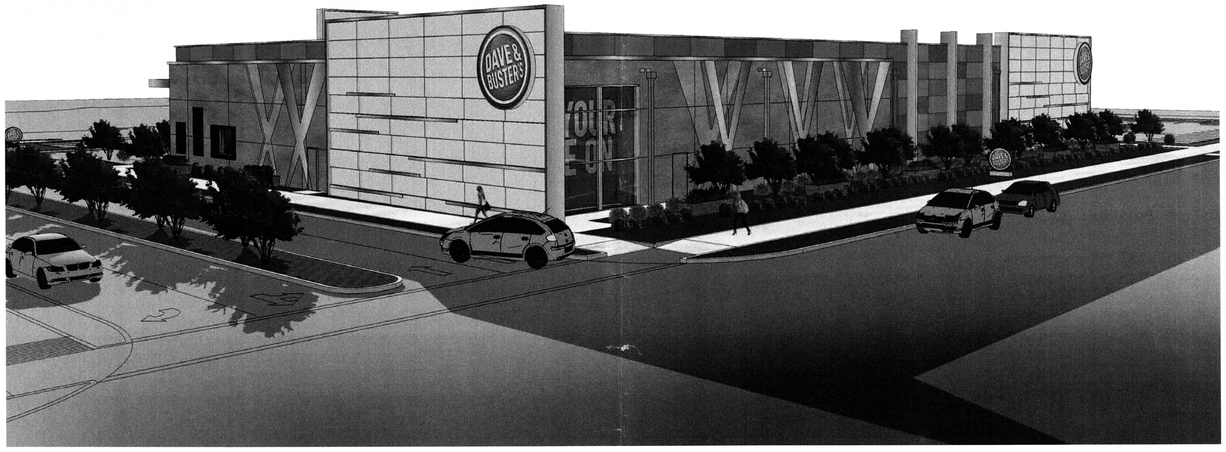
DAVE & BUSTER'S

VIEW 1



VIEW 2

VIEW 3



VIEW 4

Aria Group Architects, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

DAVE & BUSTER'S
ALBUQUERQUE, NM
EXTERIOR RENDERINGS
JULY 23, 2013

DAVE & BUSTER'S

DAY VIEWS

DUSK VIEWS

Aria Group Architects, Inc.
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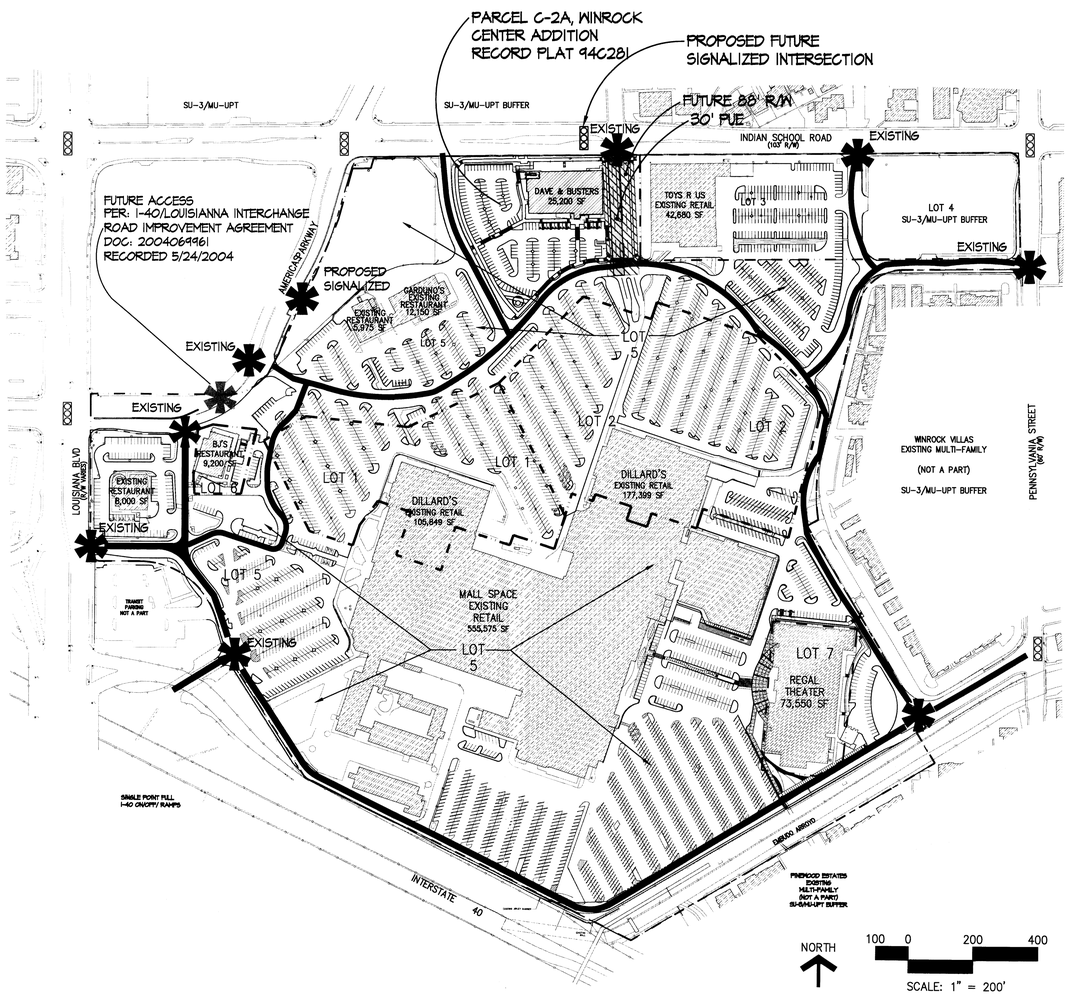
DAVE & BUSTER'S
ALBUQUERQUE, NM
DAY AND DUSK RENDERINGS
JULY 23, 2013

DAVE & BUSTER'S



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION 05EPC00876, PROJECT NO, 1002202.

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 81.37 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO SIX SEPARATE TRACTS, TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-8 AND A-2) FOR THE MEN'S AND WOMEN'S DILLARDS STORES AND A PORTION OF THEIR PARKING FIELDS, TRACT 3 IS THE EXISTING TOY'S R US LOT (D-1A), TRACT 4 IS THE EXISTING VACANT LOT (E1) EAST TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A1A B, AND C2A PLUS PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE. TRACTS 1, 2 AND 5 ARE ZONED SU-3 MU-UPT AND TRACTS 3-4 ARE ZONED MU-UPT/BUFFER.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) AS FOLLOWS:

LOT 1 251,644 SF 5.78 AC.
LOT 2 422,230 SF 9.69 AC.
LOT 3 181,058 SF 4.16 AC.
LOT 4 134,870 SF 3.10 AC .
LOT 5 2,523,851 SF 57.94 AC.
LOT 6 28,314 SF 0.65 AC.
LOT 7 73,550 SF 2.18 AC.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) LAND USES ARE AS FOLLOWS:

RETAIL/RESTAURANT/THEATER 915,482 S.F. *USES AND SQUARE FOOTAGES ARE APPROVED
*OFFICE 24,000 S.F. PER PREVIOUS SITE DEVELOPMENT PLAN FOR
*HOTEL: 174 ROOMS SUBDIVISION.
*MULTI-FAMILY 66 UNITS (AREA - 3.11 AC.
GROSS DENSITY-21.11 DU/AC.)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.

BICYCLE AND TRAIL ACCESS:
BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL, AND CONTINUES ALONG WINROCK'S SOUTHERN EDGE AND CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN .

TRANSIT ACCESS:
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 113 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING ROAD SYSTEM. SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

FAR:
THE MINIMUM FLOOR AREA RATIO (FAR) IS .30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

SU-3

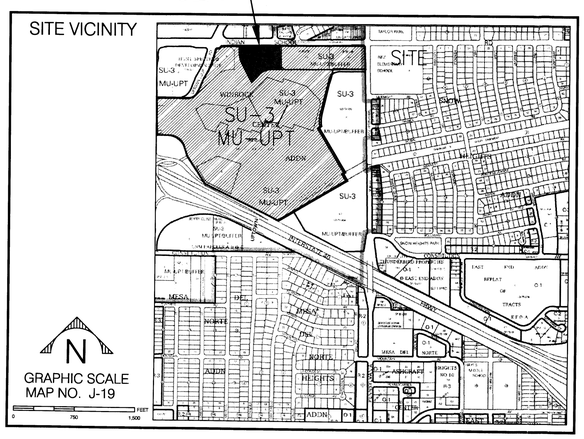
AREA	BUILDING	F.A.R.
3,544,478 S.F.(81.37 AC.)	1,106,808 S.F.	.31

LANDSCAPE PLAN:
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLEN, THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

PHASING:
OVERALL PHASE 1 DEVELOPMENT INCLUDES THE DEMOLITION OF THE WINROCK 6 THEATER.

PHASE 2 DEVELOPMENT INCLUDES ALL WORK NECESSARY FOR NEW DAVE AND BUSTERS.

C2A

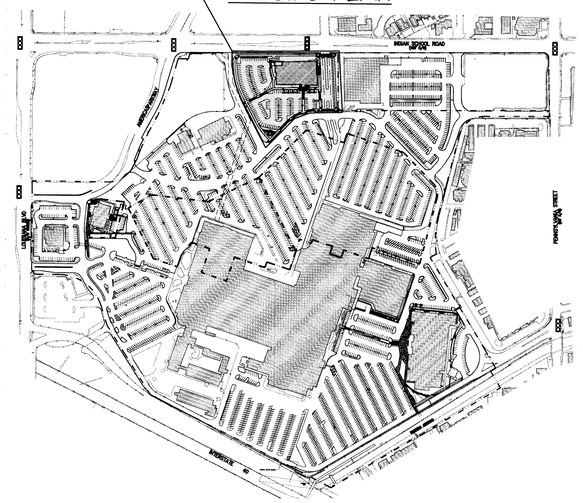


APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.

GENERAL NOTES:
1. LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
2. PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
4. PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
5. WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY
6. SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
7. SURPLUS PARKING AND OPEN SPACE IN PHASE 1 SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

PHASE 1

PHASING PLAN



PROJECT NUMBER: 1002202
APPLICATION NUMBER _____

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Winrock TOWN CENTER

OWNER/DEVELOPER
GOODMAN REALTY

PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

DRB SUBMITTAL

ENGINEER

SCOTT A. EDDINGS NEW MEXICO 12856 REGISTERED PROFESSIONAL ENGINEER

PROJECT

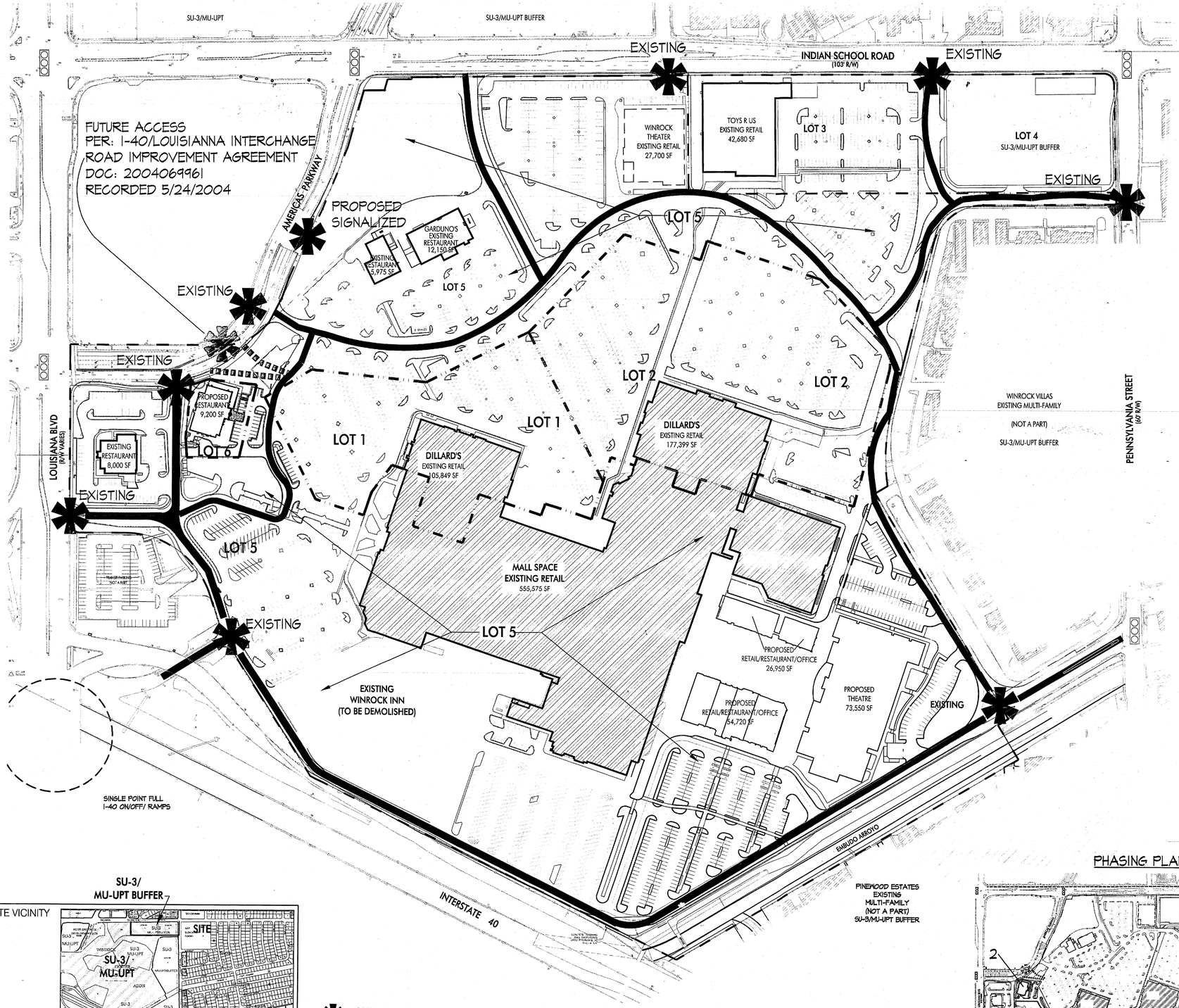
Dave & Buster's
Winrock Town Center
2100 Louisiana Blvd NE
Albuquerque, New Mexico

REVISIONS
1 _____
2 _____
3 _____
4 _____

DRAWN BY -
REVIEWED BY -
DATE
PROJECT NO. 12-0023
DRAWING NAME
SITE PLAN FOR SUBDIVISION

SDPS-1

G:\Proj\17093301\Dave & Busters\DWG\Plot_Files\DRB\SDPS-1-SITEPLAN.dwg, Site Plan-Subdivision, 9/5/2013 4:57 PM, Scharf, Karen



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION (SEP-00016, PROJECT NO. 1002202.

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 81.31 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO SIX SEPARATE TRACTS, TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-3 AND A-2) FOR THE MEN'S AND WOMEN'S DILLARD'S STORES AND A PORTION OF THEIR PARKING FIELDS, TRACT 3 IS THE EXISTING TOY'S R US LOT (D-1A), TRACT 4 IS THE EXISTING VACANT LOT (E1) EAST TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A1A B, AND C2A PLUS PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE. TRACTS 1, 2 AND 3 ARE ZONED SU-3 MU-UPT AND TRACTS 3-4 ARE ZONED MU-UPT/BUFFER.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) AS FOLLOWS:

LOT 1 251,644 SF 5.78 AC.
LOT 2 422,230 SF 9.64 AC.
LOT 3 181,058 SF 4.16 AC.
LOT 4 134,870 SF 3.10 AC
LOT 5 2,526,351 SF 57.98 AC

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) LAND USES ARE AS FOLLOWS:

RETAIL/RESTAURANT/THEATER 915,482 S.F.
*OFFICE 24,000 S.F.
*HOTEL 174 ROOMS
*MULTI-FAMILY 66 UNITS (AREA - 9.11 AC. GROSS DENSITY-21.11 DU/AC.)

*USES AND SQUARE FOOTAGES ARE APPROVED PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICAS PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.

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TRANSIT ACCESS:
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 118 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
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BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

FAR:
THE MINIMUM FLOOR AREA RATIO (FAR) IS .30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

SU-3

AREA	BUILDING	F.A.R.
3,544,478 S.F.(81.31 AC.)	1,106,808 S.F.	.31

LANDSCAPE PLAN:
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLEN, THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

PHASING:
OVERALL PHASE I DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY WARD BUILDING AND THE WINROCK INN.

PHASE 2 DEVELOPMENT INCLUDES REALIGNING PORTIONS OF THE RING ROAD

PROJECT NUMBER: 1002202
APPLICATION NUMBER: Z-70106

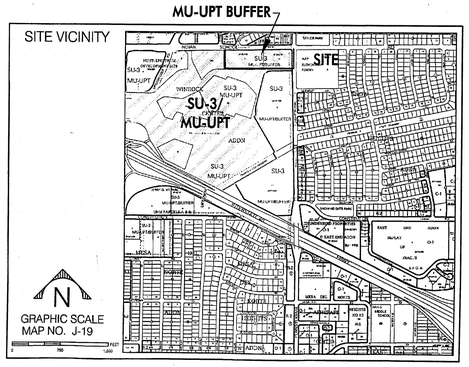
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 05-09-12
ABCWUA	DATE 05-11-12
PARKS AND RECREATION DEPARTMENT	DATE 5-9-12
CITY ENGINEER N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) N/A	DATE
SOLID WASTE MANAGEMENT	DATE 5-25-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SU-3/
MU-UPT BUFFER

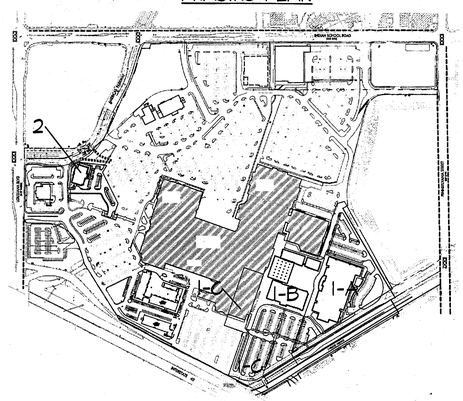
SITE VICINITY



APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.

GENERAL NOTES:
1. LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
2. PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
4. PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
5. WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY
6. SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
7. SURPLUS PARKING AND OPEN SPACE IN PHASE I SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

PHASING PLAN



Winrock
TOWN CENTER

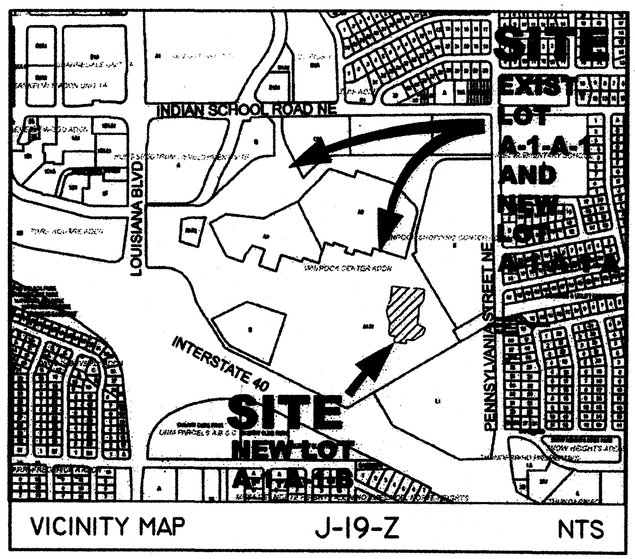
OWNER/DEVELOPER
GOODMAN REALTY

PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
SITE PLAN

NORTH
50 0 100 200
SCALE: 1"=100'

SHEET S-100
MAY 9 2012



LEGAL DESCRIPTION (PARCEL A-1-A-1):

The Parcel of Land herein described as all of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, less right-of-way takes per document no. CV 2003-07942 recorded on July 13, 2007 and New Mexico Department Of Transportation Monumentation Map New Mexico Project No. IM-NH-TPU-040-3(90)163 recorded on June 29, 2005 in Bk. A99, Page 3061. within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at found City Of Albuquerque Monument "15_H18"; Thence, S00°49'49"E 1957.67 ft. (surface distances are cited herein) to found City Of Albuquerque Monument "20_H18"; Thence, S03°39'19"E 1349.94 ft. to a set Mag Nail with 1-1/2" alloy tag stamped AZ 25068 NM 10472 TX 4297 at the POINT OF BEGINNING;

Thence, South 89°49'19" East, 385.45 feet; Thence, 94.33 feet with a curve to the left having a radius of 125.00 feet, a central angle of 43°14'23", and a chord that bears North 68°33'29" East 92.11 feet; Thence, North 46°56'18" East, 406.74 feet; Thence, 170.83 feet with a curve to the right having a radius of 230.00 feet, a central angle of 42°33'21", and a chord that bears North 68°12'58" East 166.93 feet; Thence, North 89°29'39" East, 45.25 feet; Thence, North 00°09'19" East, 240.83 feet; Thence, North 45°09'46" West, 77.40 feet; Thence, North 89°30'22" East, 112.42 feet; Thence, South 00°18'09" West, 68.58 feet; Thence, 151.29 feet with a non-tangential curve to the left having a radius of 322.00 feet, a central angle of 26°55'15", and a chord that bears South 13°09'39" East 149.91 feet; Thence, South 26°37'12" East, 278.54 feet; Thence, North 43°20'40" East, 140.71 feet; Thence, 177.86 feet with a curve to the right having a radius of 220.45 feet, a central angle of 46°13'54", and a chord that bears North 66°27'37" East 173.09 feet; Thence, North 89°34'34" East, 100.03 feet; Thence, North 89°29'26" East, 608.23 feet; Thence North 89°30'29" East, 456.30 feet; Thence, South 01°08'06" East, 30.00 feet; Thence, South 89°30'22" West, 330.05 feet; Thence, 170.09 feet with a curve to the left having a radius of 128.84 feet, a central angle of 75°38'24", and a chord that bears South 51°41'10" West 158.01 feet; Thence, South 13°51'58" West, 427.61 feet; Thence, 189.70 feet with a curve to the left having a radius of 486.38 feet, a central angle of 22°20'49", and a chord that bears South 02°41'33" West 188.50 feet; Thence, South 50°02'20" West, 35.83 feet; Thence, South 30°49'12" East, 652.65 feet; Thence, South 59°11'12" West, 30.00 feet; Thence, South 30°49'12" East, 100.00 feet; Thence, South 59°10'07" West, 998.91 feet; Thence, North 63°40'11" West, 784.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 26°19'45" East (N26°21'03"E rec.), 5.03 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 63°40'12" West (N63°38'57"W rec.), 192.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, 76.29 feet with a non-tangential curve to the right having a radius of 185.00 feet, a central angle of 23°37'39", and a chord that bears North 51°54'24" West (N51°53'09"W rec.) 75.75 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, South 49°54'26" West (S49°55'40"W rec.), 2.57 feet; Thence, North 32°16'41" West, 379.81 feet; Thence, North 17°15'40" West, 106.23 feet; Thence, 282.37 feet with a curve to the left having a radius of 222.30 feet, a central angle of 72°46'44", and a chord that bears North 53°39'02" West 263.77 feet; Thence, South 89°57'36" West, 112.84 feet; Thence, 31.34 feet with a non-tangential curve to the right having a radius of 20.00 feet, a central angle of 89°47'30", and a chord that bears North 45°08'42" West 28.23 feet; Thence, North 89°22'46" West, 5.66 feet; Thence, North 00°02'22" West, 49.88 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, South 89°59'36" East (N89°58'34"E rec.), 15.69 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 00°00'24" East (N00°01'26"W rec.), 280.42 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 89°59'37" West (N89°58'34"W rec.), 15.92 feet; Thence, North 00°02'22" West, 122.46 feet to the POINT OF BEGINNING, (this perimeter containing 69.5654 Acres, more or less.) EXCEPTING THE FOLLOWING PARCELS:

LESS AND EXCEPTING PARCELS A-3 (Bk. 94C Pg. 281) and A-2 (Bk. 94C Pg. 281) described as follows:

Commencing for reference at the most northerly western corner of said Parcel A-1-A-1, on the south right-of-way line of Indian School Road NE, and at the northeast corner of Tract B (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S 28°09'17" E 907.74 ft. to a found PK nail with 1-1/2" alloy cap stamped PS 11808 for the Point of Beginning of this Save and Except parcel;

Thence, North 59°22'09" East, 136.37 feet; Thence, South 83°52'00" East, 288.00 feet; Thence, North 63°40'48" East, 284.42 feet; Thence, North 44°05'23" East, 340.54 feet; Thence, South 71°37'05" East, 200.00 feet; Thence, North 18°23'02" East, 50.00 feet; Thence, South 71°37'14" East, 300.00 feet; Thence, South 43°51'57" East, 220.38 feet; Thence, 76.36 feet with a non-tangential curve to the right having a radius of 75.00 feet, a central angle of 58°20'02", and a chord that bears South 14°39'23" East 73.10 feet (record data is arc 78.15 ft., radius 75.00 ft. and central angle of 58°10'40"); Thence, South 14°18'26" West, 348.89 feet; Thence, North 71°36'58" West, 252.18 feet; Thence, South 18°21'02" West, 57.70 feet; Thence, North 71°36'58" West, 132.79 feet; Thence, South 18°21'02" West, 40.00 feet; Thence, North 71°36'58" West, 60.00 feet; Thence, North 18°21'02" East, 40.00 feet; Thence, North 71°36'58" West, 105.82 feet; Thence, South 18°21'02" West, 20.00 feet; Thence, North 71°14'41" West (no record bearing), 62.63 feet; Thence, South 17°23'18" West, 64.32 feet; Thence, South 17°23'18" West, 97.84 feet; Thence, North 71°50'21" West, 121.08 feet; Thence, South 20°13'46" West, 30.19 feet; Thence, North 71°36'18" West, 161.59 feet; Thence, South 18°21'44" West, 128.00 feet; Thence, North 71°38'16" West, 131.90 feet; Thence, North 18°21'44" East, 128.00 feet; Thence, North 71°38'16" West, 97.65 feet; Thence, South 37°04'06" West, 83.73 feet; Thence, South 18°34'29" West, 60.93 feet (60.94 ft. rec.); Thence, North 71°57'34" West, 127.82 feet (127.71 ft. rec.) Thence, North 26°47'32" West, 284.38 feet to the POINT OF BEGINNING.

Said Parcel contains 15.4700 Acres, more or less, AND EXCEPTING (CONT'D NEXT COLUMN)

FREE CONSENT:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS FURTHER WARRANT THAT THEY HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: _____ 2/25/2013
WINROCK PARTNERS LLC, DATE
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

DOC# 2013040351
04/11/2013 11:04 AM Page: 1 of 4
typPLAT R:$25.00 B: 2013C P: 0029 M. Toulous Olivere, Bernalillo Cour

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON FEBRUARY 25, 2013

BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC., A DELEWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

_____
MY COMMISSION EXPIRES: 11/9/2015 (NOTARY PUBLIC)

OFFICIAL SEAL
Lisa diMidemenico
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11-9-15

LEGAL DESCRIPTION (PARCEL A-1-A-1) CONTINUED:

LESS AND EXCEPTING PARCEL B (Bk. D09, Pg. 184) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A-1, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S46°27'03"E 1057.81 ft. to a found PK nail with brass tag at the northwest corner of Parcel B (Bk. D09, Pg. 184); Thence, South 71°40'56" East, 309.92 feet; Thence, South 18°19'04" West, 403.41 feet; Thence, North 63°40'56" West, 312.32 feet; Thence, 65.74 feet with a non-tangential curve to the right having a radius of 120.00 feet, a central angle of 31°23'22", and a chord that bears North 47°59'06" West, 64.92 feet; Thence, North 32°17'36" West, 195.42 feet; Thence, North 63°19'04" East, 298.76 feet;to the POINT OF BEGINNING.
Said Parcel contains 3.6250 Acres, more or less, AND EXCEPTING

LESS AND EXCEPTING PARCEL A-1-A-2 (Bk. 2012C, Pg. 0130M) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A-1, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S71°30'56"E 317.02 ft. to a mag. nail with brass tag at the northwest corner of the parcel herein described, a point on curve; Thence 43.62 feet along the arc of a non-tangential curve concave to the right, having a radius of 311.82 feet, a central angle of 08°00'54", and a chord that bears North 71°58'24" East, 43.58 feet; Thence, S83°43'03"E, 123.79 ft. to a mag. nail with brass tag at the northeast corner of the parcel herein described; Thence, S13°26'06"W, 187.41 ft. to a mag. nail with brass tag at the southeast corner of the parcel herein described; Thence, West, 130.01 ft. to a mag. nail with brass tag at the southwest corner of the parcel herein described; Thence, N03°36'02"W, 50.04 ft. to a mag. nail with brass tag; Thence, N05°16'54"E, 132.96 ft. to the northwest corner and POINT OF BEGINNING of the parcel herein described. Said Parcel contains 0.6531 Acres, more or less.

THE NET AREA OF THE ABOVE DESCRIBED PARCEL IS 49.8173 ACRES, more or less.

GRANTED EASEMENTS (RECIPROCAL ACCESS AND PARKING):

NON-EXCLUSIVE PARKING, DRAINAGE AND ACCESS EASEMENTS ARE GRANTED BY THIS PLAT, OVER AND UPON THE COMMON AREAS (PER SITE PLAN AND LEASEHOLD AGREEMENTS), LOCATED ON TRACT A-1-A-1-A, FOR THE BENEFIT OF TRACT A-1-A-1-B AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESS LOCATED ON TRACT A-1-A-1-B. IN ADDITION, TRACT A-1-A-1-B IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A. (SEE ALSO SHEET 3) CAS

PRIOR EASEMENTS (DRY UTILITIES):

CERTAIN PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT WERE GRANTED WITH THE PLAT OF PARCELS A-1-A-1 1ND A-1-A-2 (OCTOBER, 2012) 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 (NOW CENTURYLINK) 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.

DISCLAIMER: IN APPROVING THIS PLAT, THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND THE GAS COMPANY OF NEW MEXICO (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST (CENTURYLINK) CORPORATIONS DO NOR WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION:

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" (POSITIONAL ACCURACY "SUBURBAN" AND PARCEL 1A1A IS SUBSECTION 12.8.2.9 [I]) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DOCUMENT DATA, TITLE RETRACEMENT INFORMATION AND SURVEY DATA ALSO FURNISHED BY HUITT-ZOLLARS INC., MR. STEPHEN COBB P.L.S. NO. 10472 FROM SURVEYS PERFORMED IN 2012 FOR THE SAME OWNERSHIP ENTITY.

CLIFF A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972

DATE 2/6/13

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 4972

Revisions 3/26/13 CAS

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL A-1-A-1-B WITHIN THE EXISTING PARCEL A-1-A-1. THE REMAINING PORTION OF PARCEL A-1-A-1 IS NEWLY ENTITLED A-1-A-1-A. ONE EASEMENT IS CREATED FOR RECIPROCAL PARKING AND ACCESS, DRAINAGE

SITE DATA

CAS

CITY PROJECT NUMBERS	1002202 APPLICATION: _____
PREVIOUS PROJECT NUMBERS	REF: 1002202 12DRB70291
FEMA MAP NO.	35001C0352G & C0356G, 9/26/08, ZONE X
ZONING	SU-3
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	2
TOTAL AREA	49.8173 ACRES +/-
ACREAGE OF DEDICATED RIGHT-OF-WAY	0 ACRES

APPROVALS:

SUBDIVISION APPLICATION NUMBER: _____	
PNM ELECTRIC SERVICES	DATE 3-29-13
NEW MEXICO GAS COMPANY SERVICES	DATE 3-28-2013
QWEST CORP. D.B.A. CENTURYLINK CORPORATION	DATE 3/22/13
COMCAST	DATE 3/25/13
CITY SURVEYOR	DATE 2-26-13
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE 03-27-13
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE 03/27/13
PARKS AND RECREATION DEPARTMENT	DATE 3-27-13
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE 3-27-13
CITY ENGINEER	DATE 3-27-13
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 4-11-13

SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT FOR SUBDIVISION.

TREASURER'S CERTIFICATION: THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL A-1-A UPC # 101905813040020410L1

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: 4.11.13

CO-CONSULTANT:
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PAGE 1 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-I-A-I-A AND A-I-A-I-B

DWG PATH: F:\N0919 - HUITT ZOLLERS\020 WINROCK ADDITION PLAT\N919-01-020 CAS WINROCK 2012_13\ACAD AND DIS

JOB:	DATABASE
DATE:	02/05/13
SCALE:	N/A
CREW:	RGR
DRAWN:	H-Z / CAS
JOB NO.:	N919-01-20

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O Box 1128 Corrales, N.M. 87048 (505) 897-0000

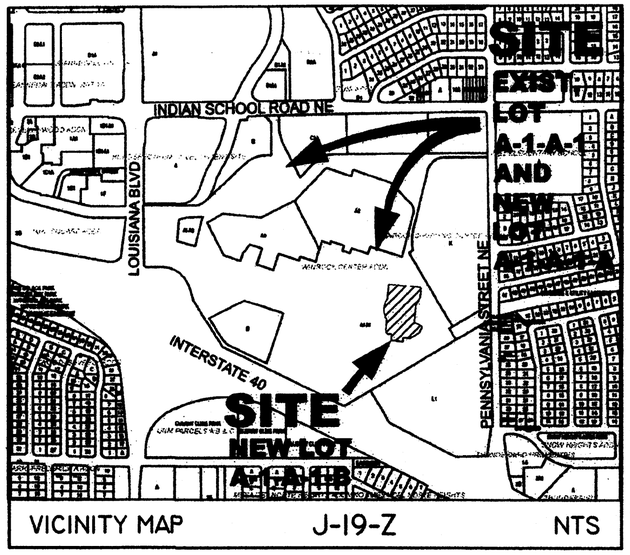
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

DOC# 2013040351

04/11/2013 11:04 AM Page: 2 of 4
typPLAT R:$25.00 B: 2013C P: 0029 M. Toulous Olivere, Bernalillo Cour

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013



LEGAL DESCRIPTION (NEW PARCEL A-1-A-1-B):

The Parcel of Land herein described as a portion of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at the southernmost corner of Parcel A-1-A-1, a point on the right-of-way for Interstate 40 a 3" brass tablet in concrete stamped LS1010; Thence, N40°27'27"E 637.58 ft. (surface distances are cited herein) to the southwest corner of the parcel herein described, the POINT OF BEGINNING;
Thence N30°59'30"W, a distance of 4.40 feet; Thence N05°15'31"E, a distance of 45.11 feet; Thence N84°44'32"W, a distance of 33.08 feet; Thence N30°59'26"W, a distance of 21.86 feet; Thence N05°15'28"E, a distance of 90.16 feet; Thence along the arc of a curve to the right, said curve having a radius of 127.00 feet, arc length of 167.46 feet, central angle of 75°33'02", a chord bearing of N01°04'11"E, and a chord length of 155.59 feet; Thence N05°15'28"E, a distance of 110.04 feet; Thence S84°42'49"E, a distance of 242.29 feet; Thence S30°47'18"E, a distance of 8.56 feet; Thence S05°18'43"W, a distance of 67.02 feet; Thence S29°52'48"W, a distance of 69.78 feet; Thence S05°15'28"W, a distance of 130.51 feet; Thence S84°43'16"E, a distance of 81.90 feet; Thence S15°38'08"E, a distance of 13.23 feet; Thence S25°16'45"W, a distance of 42.85 feet; Thence S59°00'33"W, a distance of 86.52 feet; Thence N84°44'32"W, a distance of 49.26 feet; Thence S05°15'28"W, a distance of 28.66 feet; Thence N84°44'31"W, a distance of 87.40 feet to the true POINT OF BEGINNING.

The above described parcel contains 96,170 square feet or 2.1833 Acres more or less.

LEGAL DESCRIPTION (NEW PARCEL A-1-A-1-A):

The Parcel of Land herein described as a portion of Parcel A-1-A-1 in the Winrock Center Addition plat recorded on October 31, 2012 in Vol. 2012C, Folio 0130M, Document No. 2012115488, within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described as follows (see accompanying plat and notes on this plat for detailed property corner monument information, and adjoining parcel information);

Parcel A-1-A-1 as described as described herein (49.8173 Acres, see Page 1),

LESS AND EXCEPTING THEREFROM Parcel A-1-A-1-B (2.1833 Acres) as described above.

The above described parcel contains 47.6340 Acres more or less.

LINE TABLE

NO	DIRECTION	DISTANCE	NO	DIRECTION	DISTANCE
L1	S 89°27'46" W	5.66	L22	N 46°54'26" E	2.57
L2	N 00°02'22" W	49.88	L23	N 03°36'02" W	50.04
L3	N 89°59'38" E	15.69	L24	N 05°16'54" E	132.96
L4	N 89°59'37" E	15.92	L25	S 83°43'03" E	123.79
L5	N 00°02'22" W	122.46	L26	S 13°26'08" W	187.41
L6	N 89°29'39" E	45.25	L27	S 30°47'18" E	8.56
L7	N 89°54'34" E	100.63	L28	S 05°18'43" W	67.02
L8	N 18°23'02" E	50.00	L29	S 29°52'48" W	69.78
L9	S 18°21'02" W	57.70	L30	S 84°43'16" E	81.90
L10	N 71°38'58" W	132.79	L31	S 15°38'08" E	13.23
L11	S 18°21'02" W	40.00	L32	S 25°16'45" W	42.85
L12	N 71°38'58" W	60.00	L33	S 59°00'33" W	86.52
L13	S 18°21'02" W	40.00	L34	N 84°44'32" W	49.26
L14	N 71°38'58" W	105.82	L35	S 05°15'28" W	28.66
L15	S 18°21'02" W	20.00	L36	N 84°44'31" W	87.40
L16	N 71°14'41" W	62.83	L37	N 30°59'30" W	4.40
L17	S 20°13'46" W	30.19	L38	N 05°15'31" E	45.11
L18	N 71°38'16" W	97.85	L39	N 84°44'32" W	33.08
L19	S 37°04'09" W	83.73	L40	N 30°59'26" W	21.86
L20	S 18°34'29" W	60.93	L41	N 05°15'28" E	90.16
L21	N 28°19'45" W	5.03			

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°38'24"	128.84	170.09	100.01	158.01	S 51°41'10" W
C2	22°20'49"	466.38	169.70	86.07	168.50	S 02°41'33" W
C3	23°37'39"	185.09	76.29	38.70	75.75	N 51°54'24" W
C4	72°46'44"	222.30	282.37	163.83	263.77	N 53°39'02" W
C5	89°41'39"	28.00	31.34	19.93	28.23	N 45°08'42" W
C6	43°14'23"	125.09	94.33	49.54	92.11	N 68°33'29" E
C7	42°33'21"	230.00	170.83	89.57	166.93	N 68°12'58" E
C8	26°55'15"	322.00	151.29	77.07	149.91	S 13°08'39" E
C9	46°13'54"	220.45	177.88	94.10	173.09	N 66°27'57" E
C10	58°20'02"	75.00	76.36	41.66	73.10	N 14°36'23" W
C11	08°00'54"	311.82	43.62	21.85	43.58	N 71°58'24" E
C12	75°33'02"	127.00	167.46	98.42	155.59	N 01°04'11" E

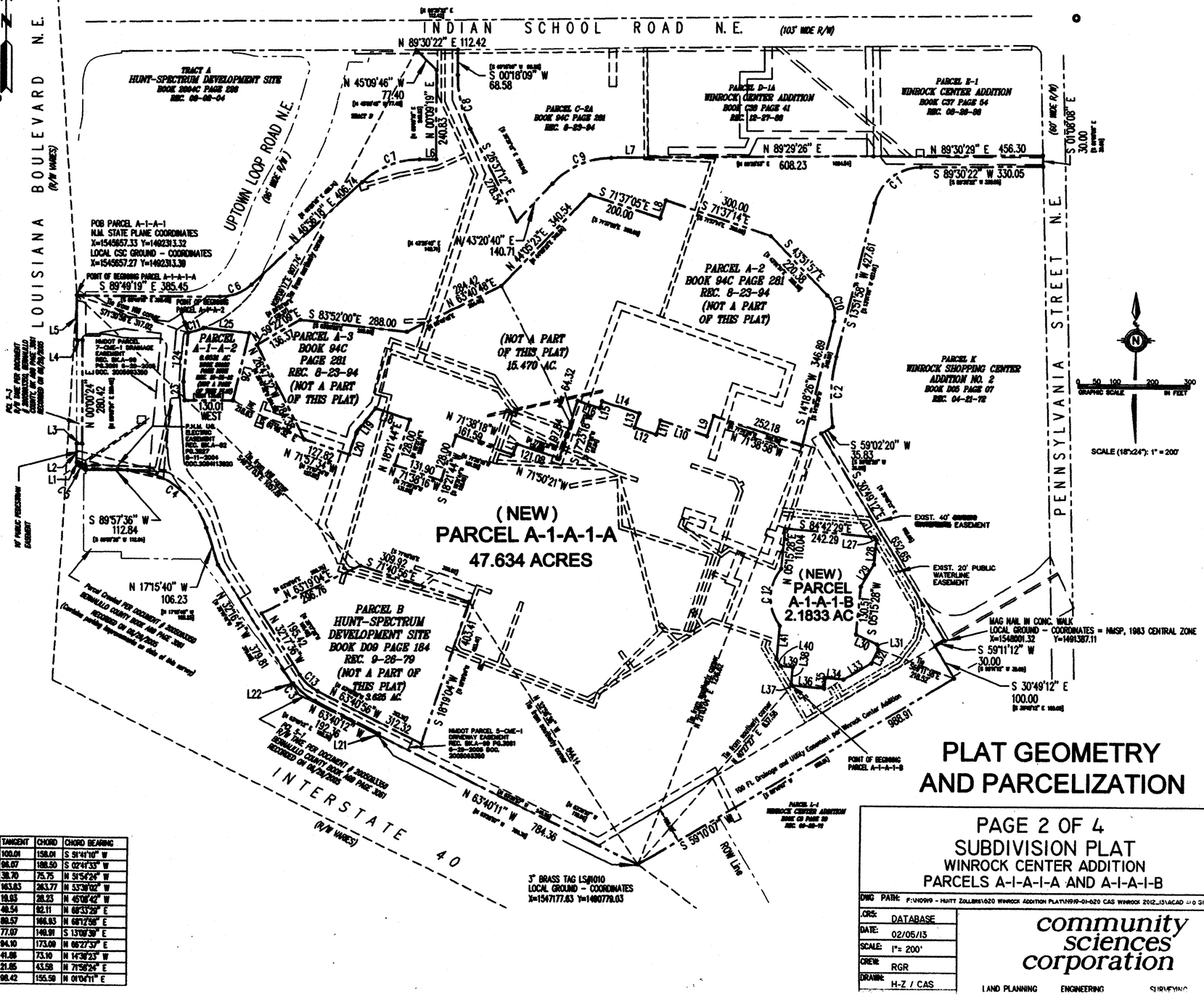
TO CITY OF ALBUQUERQUE MONUMENT "15_H18" S00°49'19"E 1957.67' Surface S00°49'19"E 1957.89' Grid BASIS OF BEARINGS

CITY OF ALBUQUERQUE MONUMENT "15_H18"
N.M. STATE PLANE COORDINATES
X=1,545,019.848 Y=1,495,111.771
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°11'00"
GRID TO GROUND = .999660624
ELEVATION = 5303.39 (NAVD88)

CITY OF ALBUQUERQUE MONUMENT "20_H18"
N.M. STATE PLANE COORDINATES
X=1,545,048.21 Y=1,493,154.978
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°11'00"
GRID TO GROUND = .999661580
ELEVATION = 5283.22 (NAVD88)

S03°39'19"E 1,998.47' Grid

N.M. STATE PLANE COORDINATES
X,Y=BENCHMARK ONLY
LOCAL GROUND - COORDINATES
X = 1548235.20 Y = 1492977.33
C.O.A. BRASS TABLET (BENCHMARK)
I-H19A BM ELEV=5326.61



PLAT GEOMETRY AND PARCELIZATION

PAGE 2 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-I-A-I-A AND A-I-A-I-B

DWG PATH:	F:\N0999 - HUITT ZOLLARS\1620 WINROCK ADDITION PLAT\N999-01-020 CAS WINROCK 2012_15\ACAD 2010 SIS
CRS:	DATABASE
DATE:	02/05/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	H-Z / CAS

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING

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EXISTING EASEMENTS AND TITLE INFORMATION AFFECTING THIS PLAT

1. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 8, 1983, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123989, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3692, AS DOCUMENT NO. 93088984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **PARTIALLY VACATED BY PLAT (PORTION INDICATED AS "plat" ON CALL OUT). REC. BOOK 2012C PAGE 0130 M, 10/31/2012.

5. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1983, RECORDED IN BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93083164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 4856, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

7. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1983, RECORDED IN BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93083165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,

8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1088, AS DOCUMENT NO. 93134963, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 34, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54.

11. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1980, RECORDED IN BOOK D 538, 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 375, AS DOCUMENT NO. 8528078, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8674781, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 28, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8480471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

15. GRANT OF 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. 282, 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 946, 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, 1988, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILED MAY 25, 1988, RECORDED IN BOOK MISC. 753A, PAGE 408, 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, 1967, RECORDED IN BOOK MISC. 544A, PAGE 588, AS DOCUMENT NO. 68777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1970, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973047, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

18. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 28, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8582490A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 994, AS DOCUMENT NO. 8438286, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. 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, AS DOCUMENT NO. 9100903, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8582498A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, 1998, RECORDED IN BOOK 98-13, PAGE 6463, AS DOCUMENT NO. 98054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, 1970, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 28, 1998, 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, 1980, RECORDED IN BOOK D 574, PAGE 78, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 88.

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 EMT. 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 28, 1998, BOOK C37, PAGE 54

38. GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1970, BOOK MISC. 721, PAGE 176-180.

39. A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 577, PAGE 9788, AS DOCUMENT NO. 2004088860, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

40. PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1992, RECORDED IN BOOK BCR 92-9, PAGE 1699, AS DOCUMENT NO. 9236897, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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. 20' PUBLIC WATERLINE EASEMENT (BY PLAT) BERNALILLO COUNTY BOOK 2012C PAGE 0130 M RECORDED ON 10/31/2012

44. QUITCLAIM DEED, U.N.M. TO THE BARCHESTER CORPORATION BERNALILLO COUNTY BOOK 98-2 PAGE 5085 RECORDED ON 1/20/1998 (ADJOINER)

45. DRIVEWAY EASEMENT 5-CME-1 BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005

46. SPECIAL WARRANTY DEED PRUWINROCK TO WINROCK PARTNERS BERNALILLO COUNTY DOCUMENT 2007133307 RECORDED ON 09/18/2007 (THIS PROPERTY) TOGETHER WITH OFFSITE EASEMENTS FILED OCT. 24, 1980 AMENDED JULY 24, 1967 BOOK MISC. 544A, PG. 588, DOC. NO. 1982-077638.

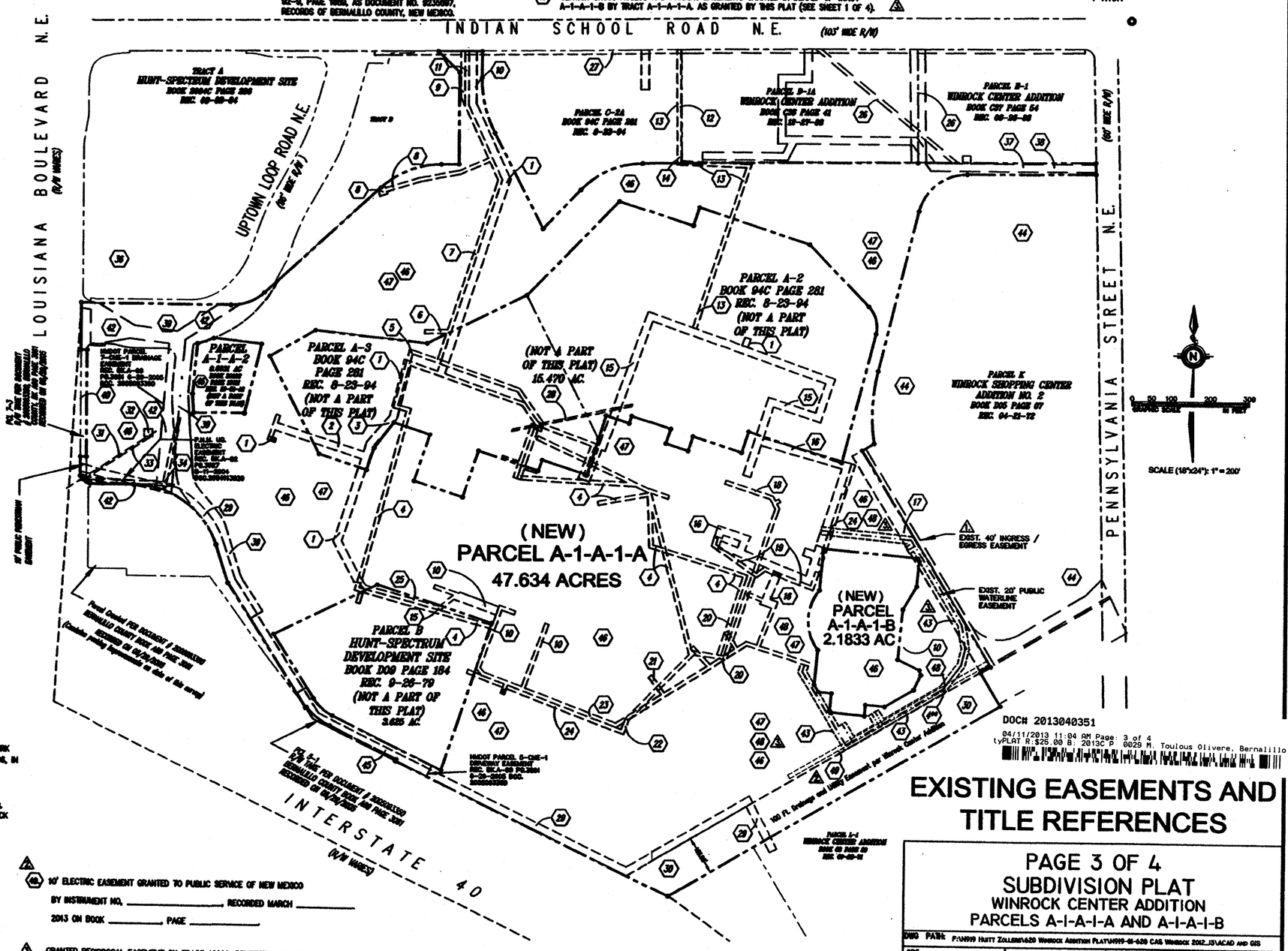
47. OTHER EASEMENTS GRANTED BY PLAT REC. BOOK 2012C PAGE 0130 M, 10/31/2012: AS - PROVIDE, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED FOR THE BENEFIT OF PARCELS A-2 AND A-3. TRACT B, PARCELS C-2A, D-1A, AND E-1 OF WINROCK CENTER ADDITION, AS BENEFICIARIES OF ALL RECIPROCAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY THE PLAT. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 AS GRANTED BY THE PLAT, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNER OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

48. CERTAIN CROSS ACCESS AND PARKING EASEMENTS GRANTED IN BEHALF OF TRACT A-1-A-1-B BY TRACT A-1-A-1-A. AS GRANTED BY THIS PLAT (SEE SHEET 1 OF 4). ⚠

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013
REV. MARCH, 2013

C.O.A. BRASS TABLET (BENCHMARK)
I-H19A



DOC# 2013040351
04/11/2013 11:04 AM Page 3 of 4
tyPLAT R:$25.00 B: 2013C P 0029 M. Toulous Olivere, Bernalillo Cour

⚠ (46) 10' ELECTRIC EASEMENT GRANTED TO PUBLIC SERVICE OF NEW MEXICO BY INSTRUMENT NO. _____, RECORDED MARCH _____, 2013 ON BOOK _____, PAGE _____.

⚠ GRANTED RECIPROCAL EASEMENT ON TRACT A1A1A, BENEFITING TRACT A1A1B:

Mutual private cross lot drainage easements are granted by this Plat over Tracts A1A1A for the benefit of Tract A1A1B, and over Tract A1A1B for the benefit of Tract A1A1A, excluding any areas occupied by buildings or structures. Maintenance of said easements to be the responsibility of the owner(s) of said Tracts A1A1A and A1A1B.

REVISIONS PRIOR TO RECORDING:

⚠ CORRECTED EXISTING EASEMENT NO. 17 CALL-OUT TO REFLECT INGRESS/EGRESS RIGHT (PRIVATE) INSTEAD OF WATERLINE RIGHT.

⚠ ADDED PUBLIC SERVICE OF N.M. EASEMENT FOR INSTALLATION CONSTRUCTED TO SERVICE TRACT A1A1B.

EXISTING EASEMENTS AND TITLE REFERENCES

PAGE 3 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-1-A-1-A AND A-1-A-1-B

DWG PATH:	P:\UN19 Hutt Zollars\620 Winrock Addition Plat\UN19-01-620 CAS Winrock 2012...IS\ACAD and GIS
CRS:	DATABASE
DATE:	03/26/13
SCALE:	1"= 200'
CREW:	RGR

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SURVEY MONUMENTATION AFFECTING THIS PLAT

1979 | DRM | 1010
Pt. No. 16
WINROCK

CORNER DETAIL FOR ITEM ①

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

① 3" BRASS CAP IN CONCRETE STAMPED PT # AND LS 1010 PER DETAIL.
② CHISLED "+" IN TOP OF STEEL COVER ON SIDEWALK DRAIN
③ NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 9750.
④ NO. 5 REBAR W/ YELLOW PLASTIC CAP UNREADABLE
⑤ PK NAIL W/ BRASS TAG UNREADABLE
⑥ PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 9750
⑦ NO. 4 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 12651.
⑧ CHISELED "+" IN CONCRETE
⑨ NO. 3 REBAR IN CONCRETE SIDEWALK
⑩ HIGHWAY MARKER "I" RAIL
⑪ NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED WEAVER LS 6544
⑫ PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 11808
⑬ PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 5823
⑭ CONCRETE NAIL W/ BRASS TAG UNREADABLE
⑮ MAG NAIL W/ 1 1/2" ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297
⑯ CHISLED "+" ON MANHOLE LID
⑰ NO CORNERS SET. POINTS LOCATED ON EXISTING EXTERIOR WALLS.
⑱ NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED TX 4297 NM 18472
⑲ CHISLED "+" IN CONCRETE (H–Z 2012)
⑳ POINT LANDS IN BASE OF TREE
㉑ POINT TO BE SET (SITE NOW UNDER CONSTRUCTION) NMPLS #4972, PK NAIL W/ TAG OR REBAR/PLASTIC CAP

NOTES:

1. ITEMS 1-20, ABOVE, TAKEN FROM HUITT-ZOLLARS PLAT OF PARCEL A-1-A-1 AND A-1-A-2, OCTOBER, 2012. SITE INSPECTION BY THIS SURVEYOR FOUND CONSIDERABLE CONSTRUCTION ACTIVITIES BARRING THE RE-SETTING OF MISSING POSITIONS UNTIL FINAL PARKING LOT PAVING AND BUILDING CONSTRUCTION ACTIVITIES ARE COMPLETED.

2. ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297 WITH A TIE WIRE AFFIXED TO ALL ACCEPTED POINTS BY HUITT-ZOLLARS (OCTOBER, 2012)

3. ITEMS 21 TO BE COMPLETED BY THIS SURVEYOR PRIOR TO DECEMBER, 2013. DESIGNATED THUS: ◉

4. A RECONAISANCE AND VERIFICATION SURVEY WAS PERFORMED 12-31-12 TO 01-03-13 USING A TRIMBLE R8 AND VECTORS RTN GPS NETWORK. FIELD RESIDUALS FOR KEY POINTS AT THE SITE EXTREMES RESULTED IN MAXIMUM RESIDUALS OF DY=0.09' AND DX=-0.07. THIS EQUATES TO AN APPROXIMATE PRECISION OF 1:30,000. NO ADJUSTMENT OR SITE CALIBRATION WAS PERFORMED IN FAVOR OF PRESERVING TITLE CALLS.

5. DEFERRED MONUMENTATION TO BE SET NO LATER THAN TWO (2) YEARS AFTER THE DATE OF FILING WITH THE BERNALILLO COUNTY CLERK.

6. SUBSECTION 12.8.2.9 [I] OF THE MINIMUM STANDARDS APPLY FOR ANY RE-MONUMENTATION OF THE PERIMITER OF PARCEL A-1-A-1 (NO NEW MONUMENTATION ANTICIPATED).

7. RECORD CALLS INDICATED IN BRACKETS THUS: "[ ]". IF NOT SO INDICATED, RECORD INFORMATION IS THE SAME AS THIS PLAT.

TO CITY OF ALBUQUERQUE MONUMENT "15_H16" S00°49'49"E 1957.67' Surface S00°49'49"E 1957.00' Grid BASIS OF BEARINGS

CITY OF ALBUQUERQUE MONUMENT "20_H18" N.M. STATE PLANE COORDINATES X=1,545,048.21 Y=1,493,154.978 CENTRAL ZONE NAD 1983 DELTA ALPHA = -00°11'00" GRID TO GROUND = .999861580 ELEVATION = 5283.22 (NAVD88)

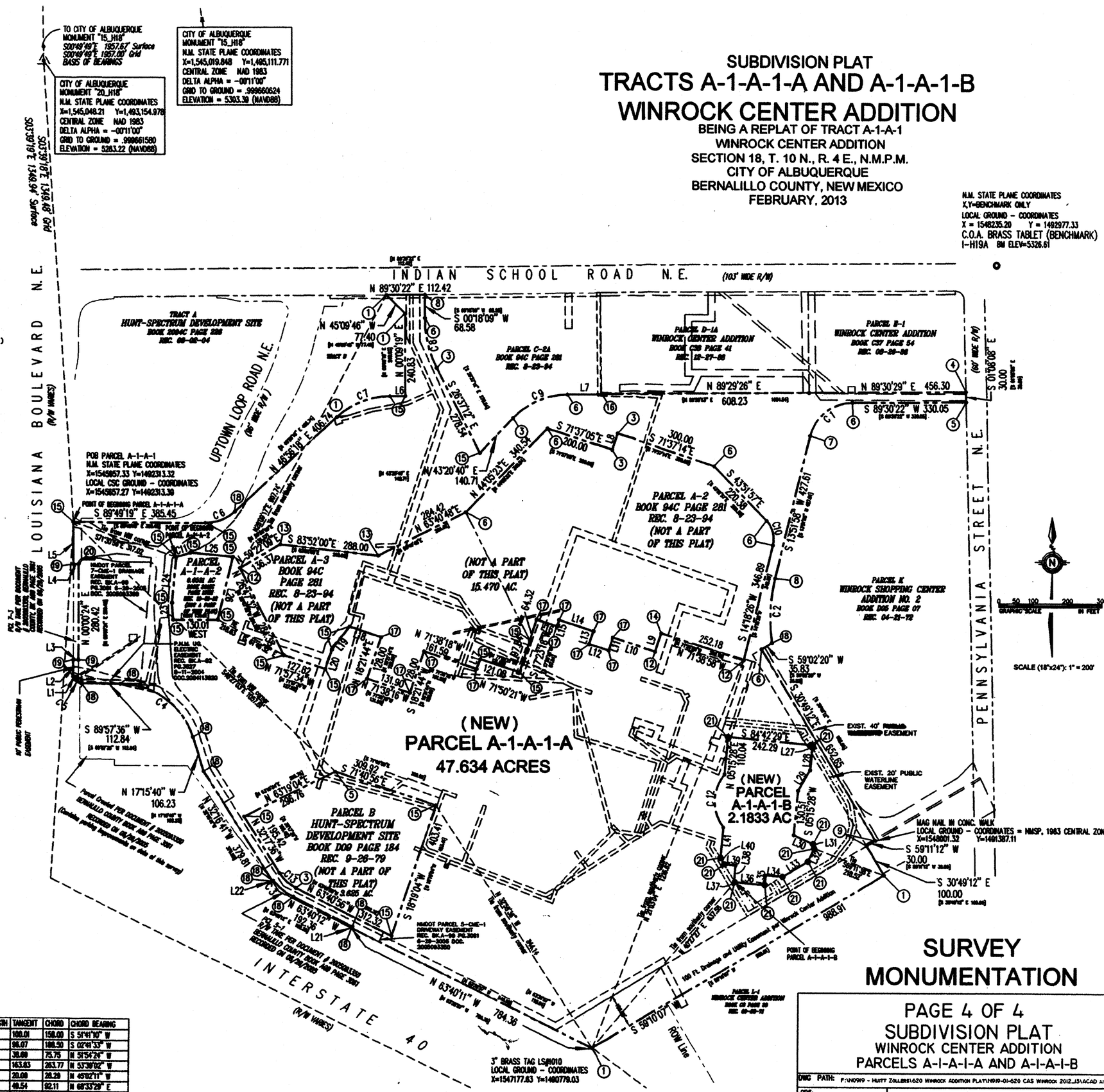
CITY OF ALBUQUERQUE MONUMENT "15_H16" N.M. STATE PLANE COORDINATES X=1,545,019.848 Y=1,495,111.771 CENTRAL ZONE NAD 1983 DELTA ALPHA = -00°11'00" GRID TO GROUND = .999660624 ELEVATION = 5303.39 (NAVD88)

S00°49'19"E 1949.94' Surface

SUBDIVISION PLAT
TRACTS A-1-A-1-A AND A-1-A-1-B
WINROCK CENTER ADDITION

BEING A REPLAT OF TRACT A-1-A-1
WINROCK CENTER ADDITION
SECTION 18, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2013

N.M. STATE PLANE COORDINATES
X,Y=BENCHMARK ONLY
LOCAL GROUND – COORDINATES
X = 1548235.20 Y = 1492977.33
C.O.A. BRASS TABLET (BENCHMARK)
I-H19A BM ELEV=5326.61



LINE TABLE [=RECORD]

NO	DIRECTION	DISTANCE	NO	DIRECTION	DISTANCE
L1	S 89°57'36" W	5.66	L22	N 46°54'25" E	2.46
L2	N 00°02'22" W	49.86	L23	N 03°36'02" W	50.04
L3	N 89°39'38" E	15.69	L24	N 05°16'54" E	132.96
L4	N 89°39'38" E	15.92	L25	S 83°43'03" E	123.79
L5	N 00°02'22" W	122.46	L26	S 13°28'09" W	167.41
L6	N 89°29'38" E	45.25	L27	S 39°47'19" E	8.56
L7	N 89°34'34" E	100.03	L28	S 05°16'42" W	67.02
L8	N 18°23'02" E	50.00	L29	S 29°52'49" W	69.76
L9	S 18°21'02" W	57.70	L30	S 84°43'16" E	61.90
L10	N 71°38'58" W	132.79	L31	S 15°38'07" E	13.23
L11	S 18°21'02" W	40.00	L32	S 25°16'44" W	42.85
L12	N 71°38'58" W	66.00	L33	S 58°00'33" W	86.52
L13	S 18°21'02" W	40.00	L34	N 84°44'32" W	49.26
L14	N 71°38'58" W	165.82	L35	S 05°15'28" W	28.86
L15	S 18°21'02" W	20.00	L36	N 84°44'39" W	87.40
L16	N 71°14'41" W	62.63	L37	N 39°59'27" W	4.40
L17	S 20°13'46" W	30.19	L38	N 05°15'28" E	45.11
L18	N 71°38'16" W	97.65	L39	N 84°44'32" W	33.08
L19	S 37°04'08" W	83.73	L40	N 39°59'27" W	21.86
L20	S 18°34'29" W	60.93	L41	N 05°15'28" E	90.16
L21	N 26°19'48" W	5.03			

CURVE TABLE [= RECORD]

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°38'24"	128.84	170.09	100.01	158.00	S 51°41'10" W
C2	22°20'48"	466.38	168.70	85.07	168.50	S 02°41'33" W
C3	23°57'35"	185.00	76.28	38.80	75.75	N 51°54'24" W
C4	72°46'44"	222.39	282.37	163.83	263.77	N 53°39'02" W
C5	90°00'27"	20.00	31.42	20.00	28.28	N 45°02'11" W
C6	43°14'23"	125.00	94.33	49.54	92.11	N 68°33'29" E
C7	42°33'21"	230.00	170.83	89.57	166.93	N 68°12'58" E
C8	26°55'15"	322.60	151.29	77.07	149.91	S 13°08'36" E
C9	46°13'54"	220.45	177.88	94.10	173.09	N 66°27'37" E
C10	58°20'02"	75.00	76.36	41.66	73.10	N 14°39'23" W
C11	08°00'54"	311.82	43.62	21.85	43.58	N 71°58'24" E
C12	75°32'57"	127.00	167.46	98.47	155.59	N 01°04'11" E

DOC# 2013040351
04/11/2013 11:04 AM Page: 4 of 4
typPLAT R $25.00 B 2013C P 0025 M

SURVEY MONUMENTATION

PAGE 4 OF 4
SUBDIVISION PLAT
WINROCK CENTER ADDITION
PARCELS A-I-A-I-A AND A-I-A-I-B

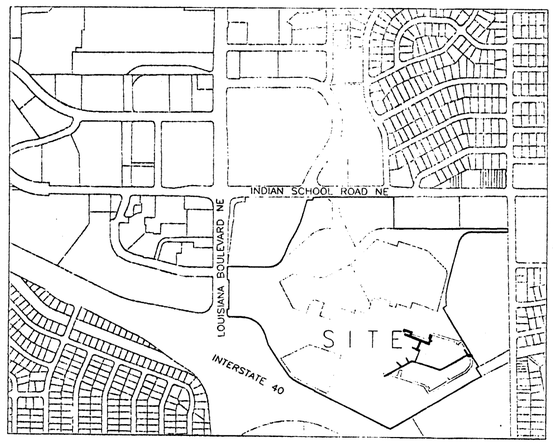
DWG PATH: F:\N0919 - Huitt Zollars\620 Winrock Addition Plat\N919-01-620 CAS Winrock 2012_JS\ACAD and GIS

JOB:	DATABASE
DATE:	02/05/13
SCALE:	1"= 200'
CREW:	RGR
DRAWN:	

community sciences corporation

PLAT OF PARCEL A-1-A-1 AND PARCEL 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
AUGUST, 2012



VICINITY MAP
ZONE ATLAS J-19-Z

SUBDIVISION DATA

DRB NO.		PLAT ACRES	50.4704
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	2	PARCEL ACRES	50.4704
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

NOTES

1. THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF EXISTING WATERLINE EASEMENTS AND A PORTION OF EXISTING PUBLIC SERVICE COMPANY EASEMENT, GRANT A NEW TWENTY FOOT WIDE PUBLIC WATERLINE EASEMENT TO THE ALBUQUERQUE BERNALILLO WATER UTILITY AUTHORITY WITHIN PARCEL A-1-A OF THE WINROCK CENTER ADDITION AND CREATE PARCELS A-1-A-1 AND A-1-A-2.
2. DRY UTILITY EASEMENTS TO REMAIN AND WILL BE MODIFIED BY FUTURE PLAT.
3. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS NAD 83 BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, DELTA ALPHA -00°11'00". BASIS OF BEARINGS IS THE PUBLISHED BEARING BETWEEN CITY OF ALBUQUERQUE MONUMENTS "15_H18" AND "20_H18" BEING N 00°49'49" W. BASIS OF COORDINATES ARE THOSE PUBLISHED FOR "20_H18" NAD 83. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
4. ALL BEARINGS AND DISTANCES ARE RECORD.
5. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "20_H18" ELEVATION = 5283.22 NAVD88 LOCATED IN LOUISANA BOULEVARD SOUTH CENTER MEDIAN AT THE INTERSECTION WITH UPTOWN BOULEVARD.

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 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 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.

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, 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 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.

PNM AND QWEST COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

06-19-12
WRC_WTRESMT_P1.dwg

DESCRIPTION

SEE SHEET 2

DOC# 2012115488
10/31/2012 03:56 PM Page: 1 of 4
tyPLAT R:$25.00 B: 2012C P: 0130 M Toulous Olivere, Bernalillo Cour

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED 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:

A 20' PUBLIC WATERLINE EASEMENT AND ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON 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. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

Winrock Partners, LLC

Gary Goodman, President

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 17, 2012 BY GARY GOODMAN, PRESIDENT OF WINROCK PARTNERS LLC., WHO SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.

BY: Karla Candelaria
NOTARY PUBLIC

OFFICIAL SEAL
Karla Candelaria
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 03/04/2016

MY COMMISSION EXPIRES: 03/04/2016

NOTE

PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS ARE GRANTED BY THIS PLAT FOR THE BENEFIT OF PARCELS A-2 AND A-3. TRACT B, PARCELS C-2A, D-1A, AND E-1 OF WINROCK CENTER ADDITION, ARE BENEFICIARIES OF ALL RECIPROCAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY THIS PLAT. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 IS GRANTED BY THIS PLAT. SUCH EASEMENTS TO BE MAINTAINED BY THE OWNER OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

PARCEL A-1-A UPC # 101905813040020410L1

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: 10/31/12

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, CONVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE TRACTS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR THIS PLAT.

PROJECT NO. 1002202

APPLICATION NO. 12DRB-70291

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES	Fernando Vigil	9/6/2012 DATE
NEW MEXICO GAS COMPANY		8/30/2012 DATE
QWEST Corporation CenturyLink QC	Rochelle Ortiz	9-10-12 DATE
COMCAST		08/30/12 DATE

CITY APPROVALS

CITY SURVEYOR		8-30-12 DATE
REAL PROPERTY DIVISION	N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	N/A	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		10-24-12 DATE
WATER UTILITY DEVELOPMENT	Allen Porter	10/24/12 DATE
DEPARTMENT OF PARKS AND RECREATION	Carol S. Dumont	10-24-12 DATE
AMAFCA	Curtis a Cherne	10-24-12 DATE
CITY ENGINEER	Curtis a Cherne	10-24-12 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		10-31-12 DATE

SURVEYOR'S CERTIFICATION

I, STEPHEN COBB, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10472, 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.

STEPHEN COBB, P.S. NO. 10472 — DATE 8/15/12

STEPHEN EARL COBB
NEW MEXICO
10472
REGISTERED PROFESSIONAL SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PLAT OF PARCEL A-1-A-1 AND PARCEL 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
AUGUST, 2012

DESCRIPTION:

The Parcel of Land herein described all of Parcel A-1-A in the Winrock Center Addition plat recorded on October 28, 1996 in Vol. 96C, Folio 446, Document No. 96117928, less right-of-way takes per document no. CV 2003-07942 recorded on July 13, 2007 and on New Mexico Department Of Transportation Monumentation Map New Mexico Project No. IM-NH-TPU-040-3(90)163 recorded on June 29, 2005 in Bk. A99, Page 3061. within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this sheet for detailed property corner monument information, and adjoining parcel information);

Commencing for reference at found City Of Albuquerque Monument "15_H18"; Thence, S00°49'49"E 1957.67 ft. (surface distances are cited herein) to found City Of Albuquerque Monument "20_H18"; Thence, S03°39'19"E 1349.94 ft. to a set Mag Nail with 1-1/2" alloy tag stamped AZ 25068 NM 10472 TX 4297 at the POINT OF BEGINNING;

Thence, South 89°49'19" East, 385.45 feet; Thence, 94.33 feet with a curve to the left having a radius of 125.00 feet, a central angle of 43°14'23", and a chord that bears North 68°33'29" East 92.11 feet; Thence, North 46°56'18" East, 406.74 feet; Thence, 170.83 feet with a curve to the right having a radius of 230.00 feet, a central angle of 42°33'21", and a chord that bears North 68°12'59" East 166.93 feet; Thence, North 89°29'39" East, 45.25 feet; Thence, North 00°09'19" East, 240.83 feet; Thence, North 45°09'46" West, 77.40 feet; Thence, North 89°30'22" East, 112.42 feet; Thence, South 00°18'09" West, 68.58 feet; Thence, 151.29 feet with a non-tangential curve to the left having a radius of 322.00 feet, a central angle of 26°55'15", and a chord that bears South 13°09'38" East 149.91 feet; Thence, South 26°37'12" East, 278.54 feet; Thence, North 43°20'40" East, 140.71 feet; Thence, 177.88 feet with a curve to the right having a radius of 220.45 feet, a central angle of 46°13'54", and a chord that bears North 66°27'37" East 173.09 feet; Thence, North 89°34'34" East, 100.03 feet; Thence, North 89°29'53" East, 1,064.54 feet; Thence, South 01°08'08" East, 30.00 feet; Thence, South 89°30'22" West, 330.05 feet; Thence, 170.09 feet with a curve to the left having a radius of 128.84 feet, a central angle of 75°38'24", and a chord that bears South 51°41'10" West 158.00 feet; Thence, South 13°51'58" West, 427.61 feet; Thence, 189.70 feet with a curve to the left having a radius of 486.38 feet, a central angle of 22°20'49", and a chord that bears South 02°41'33" West 188.50 feet; Thence, South 59°02'20" West, 35.83 feet; Thence, South 30°49'12" East, 652.65 feet; Thence, South 59°11'12" West, 30.00 feet; Thence, South 30°49'12" East, 100.00 feet; Thence, South 59°10'07" West, 988.91 feet; Thence, North 63°40'11" West, 784.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 26°19'48" East (N26°21'03"E rec.), 5.03 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, North 63°40'12" West (N63°38'57"W rec.), 192.36 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, 76.29 feet with a non-tangential curve to the right having a radius of 185.00 feet, a central angle of 23°37'38", and a chord that bears North 51°54'24" West (N51°53'09"W rec.) 75.75 feet; Thence, with the new highway right-of-way line per Bk. A99, Page 3061, South 49°54'25" West (S49°55'40"W rec.), 2.48 feet; Thence, North 32°16'41" West, 379.80 feet; Thence, North 17°15'40" West, 106.23 feet; Thence, 282.37 feet with a curve to the left having a radius of 222.30 feet, a central angle of 72°46'44", and a chord that bears North 53°39'02" West 263.77 feet; Thence, South 89°57'36" West, 112.84 feet; Thence, 31.34 feet with a non-tangential curve to the right having a radius of 20.00 feet, a central angle of 89°47'17", and a chord that bears North 45°08'42" West 28.23 feet; Thence, North 89°22'44" West, 5.66 feet; Thence, North 00°02'22" West, 49.88 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, South 89°59'36" East (N89°58'34"E rec.), 15.69 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 00°00'24" East (N00°01'26"W rec.), 280.42 feet; Thence, with the new street right-of-way line per Bk. A99, Page 3061, North 89°59'36" West (S89°58'34"W rec.), 15.92 feet; Thence, North 00°02'22" West, 122.46 feet; to the POINT OF BEGINNING, (this perimeter contains 69.5654 acres), SAVE AND EXCEPT THE FOLLOWING PARCELS:

SAVE AND EXCEPT PARCELS A-3 (Bk. 94C Pg. 281) and A-2 (Bk. 94C Pg. 281) described as follows:

Commencing for reference at the most northerly western corner of said Parcel A-1-A, on the south right-of-way line of Indian School Road NE, and at the northeast corner of Tract B (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S 28°09'17" W 907.74 ft. to a found PK nail with 1-1/2" alloy cap stamped PS 11808 for the Point of Beginning of this Save and Except parcel;

Thence, North 59°22'09" East, 136.37 feet; Thence, South 83°52'00" East, 288.00 feet; Thence, North 63°40'48" East, 284.42 feet; Thence, North 44°05'23" East, 340.54 feet; Thence, South 71°37'05" East, 200.00 feet; Thence, North 18°23'02" East, 50.00 feet; Thence, South 71°37'14" East, 300.00 feet; Thence, South 43°51'57" East, 220.38 feet; Thence, 76.36 feet with a non-tangential curve to the right having a radius of 75.00 feet, a central angle of 58°20'02", and a chord that bears South 14°39'23" East 73.10 feet (record data is arc 78.15 ft., radius 75.00 ft. and central angle 58°10'40"); Thence, South 14°18'26" West, 346.89 feet; Thence, North 71°38'58" West, 252.18 feet; Thence, South 18°21'02" West, 57.70 feet; Thence, North 71°38'58" West, 132.79 feet; Thence, South 18°21'02" West, 40.00 feet; Thence, North 71°38'58" West, 60.00 feet; Thence, North 18°21'02" East, 40.00 feet; Thence, North 71°38'58" West, 105.82 feet; Thence, South 18°21'02" West, 20.00 feet; Thence, North 71°14'41" West (no record bearing), 62.63 feet; Thence, South 17°23'18" West, 64.32 feet; Thence, South 17°23'18" West, 97.84 feet; Thence, North 71°50'21" West, 121.08 feet; Thence, South 20°13'46" West, 30.19 feet; Thence, North 71°38'18" West, 161.59 feet; Thence, South 18°21'44" West, 128.00 feet; Thence, North 71°38'16" West, 131.90 feet; Thence, North 18°21'44" East, 128.00 feet; Thence, North 71°38'16" West, 97.65 feet; Thence, South 37°04'06" West, 83.73 feet; Thence, South 18°34'29" West, 60.93 feet (60.94 ft. rec.); Thence, North 71°57'34" West, 127.82 feet (127.71 ft. rec.) Thence, North 26°47'32" West, 284.38 feet to the POINT OF BEGINNING and containing 15.4700 acres .

SAVE AND EXCEPT PARCEL B (Bk. D09, Pg. 184), described as follows:

Commencing for reference at the westerly northwest corner of said Parcel A-1-A, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 2004C, Pg. 226); Thence, S46°27'03"E 1057.81 ft. to a found PK nail with brass tag at the northwest corner of Parcel B (Bk. D09, Pg. 184);

Thence, South 71°40'56" East, 309.92 feet; Thence, South 18°19'04" West, 403.41 feet; Thence, North 63°40'56" West, 312.32 feet; Thence, 65.74 feet with a non-tangential curve to the right having a radius of 120.00 feet, a central angle of 31°23'22", and a chord that bears North 47°59'06" West 64.92 feet; Thence, North 32°17'36" West, 195.42 feet; Thence, North 63°19'04" East, 296.76 feet; to the POINT OF BEGINNING and containing 3.6250 acres.

The NET AREA OF THE ABOVE DESCRIBED PARCEL IS 50.4704 ACRES, more or less.

DOC# 2012115488
10/31/2012 03:56 PM Page: 2 of 4
typPLAT R $25.00 B: 2012C P: 0130 M. Toulous Olivere, Bernalillo Cour

SCALE: 1"=200'

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

1. FOUND 3" BRASS CAP IN CONCRETE STAMPED PT # AND LS 1010 PER DETAIL ABOVE.
2. FOUND "+" CHISELED IN TOP OF STEEL COVER ON SIDEWALK DRAIN
3. FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 9750 HUGG
4. FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP UNREADABLE
5. FOUND PK NAIL W/ BRASS TAG UNREADABLE
6. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 9750 HUGG
7. FOUND NO. 4 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 12651.
8. FOUND CHISELED "+" IN CONCRETE
9. FOUND NO. 3 REBAR IN CONCRETE SIDEWALK
10. FOUND HIGHWAY MARKER "T" RAIL
11. FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED WEAVER LS 6544
12. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 11808
13. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 5823
14. FOUND CONCRETE NAIL W/ BRASS TAG UNREADABLE
15. SET MAG NAIL W/ 1 1/2" ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297
16. SET CHISELED "+" ON MANHOLE LID
17. NO CORNERS SET. POINTS LOCATED ON EXISTING EXTERIOR WALLS.
18. SET NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED TX 4297 NM 10472
19. SET CHISELED "+" IN CONCRETE
20. POINT LANDS IN BASE OF TREE

ATTACHED AN ALLOY TAG STAMPED AZ 25068 NM 10472 TX 4297 WITH A TIE WIRE TO ALL ACCEPTED POINTS IN ITEMS ABOVE

WINROCK 1979 DTM 1010 Pt. No. 16

CORNER DETAIL FOR ITEM (1)

FOUND CITY OF ALBUQUERQUE MONUMENT "15_H18"
N.M. STATE PLANE COORDINATES
X=1,545,019.848 Y=1,495,111.771
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°11'00"
GRID TO GROUND = .999660624
ELEVATION = 5303.39 (NAVD88)

FOUND CITY OF ALBUQUERQUE MONUMENT "20_H18"
N.M. STATE PLANE COORDINATES
X=1,545,048.21 Y=1,493,154.978
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°11'00"
GRID TO GROUND = .999661580
ELEVATION = 5283.22 (NAVD88)

S00°49'49"E 1957.67' Surface
S03°39'19"E 1957.00' Grid
BASIS OF BEARINGS

S03°39'19"E 1349.94' Surface, S03°39'18"E 1349.48' Grid

LINE TABLE

NO	DIRECTION	DISTANCE
L1	N 89°22'44" W	5.66
L2	N 00°02'22" W	49.88
L3	N 89°59'36" E	15.69
L4	N 89°59'36" W	15.92
L5	N 00°02'22" W	122.46
L6	N 89°29'39" E	45.25
L7	N 89°34'34" E	100.03
L8	N 18°23'02" E	50.00
L9	S 18°21'02" W	57.70
L10	N 71°38'58" W	132.79
L11	S 18°21'02" W	40.00
L12	N 71°38'58" W	60.00
L13	N 18°21'02" E	40.00

LINE TABLE

NO	DIRECTION	DISTANCE
L14	N 71°38'58" W	105.82
L15	S 18°21'02" W	20.00
L16	N 71°14'41" W	62.63
L17	S 20°13'46" W	30.19
L18	N 71°38'16" W	97.65
L19	S 37°04'06" W	83.73
L20	S 18°34'29" W	60.93
L21	N 26°19'48" W	5.03
L22	S 49°54'25" W	2.48
L23	N 03°38'02" W	50.04
L24	N 05°16'54" E	132.96
L25	N 83°43'03" W	123.79
L26	S 13°26'08" W	187.41

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°38'24"	128.84	170.09	100.01	158.00	S 51°41'10" W
C2	22°20'49"	486.38	189.70	96.07	188.50	S 02°41'33" W
C3	23°37'38"	185.00	76.29	38.69	75.75	N 51°54'24" W
C4	72°46'44"	222.30	282.37	163.83	263.77	N 53°39'02" W
C5	89°47'17"	20.00	31.34	20.00	28.23	N 45°08'42" W
C6	43°14'23"	125.00	94.33	49.54	92.11	N 68°33'29" E
C7	42°33'21"	230.00	170.83	89.57	166.93	N 68°12'59" E
C8	26°55'15"	322.00	151.29	77.07	149.91	S 13°09'38" E
C9	46°13'54"	220.45	177.88	94.10	173.09	N 66°27'37" E
C10	58°20'02"	75.00	76.36	41.86	73.10	S 14°39'23" E
C11	08°00'54"	311.82	43.62	21.85	43.58	N 71°58'24" E
C12	31°23'22"	120.00	65.74		64.92	N 47°59'06" W

INDIAN SCHOOL ROAD N.E. (103' WIDE R/W)

LOUISIANA BOULEVARD N.E. (R/W VARIES)

PENNSYLVANIA STREET N.E. (60' WIDE R/W)

UPTOWN LOOP ROAD N.E. (78' WIDE R/W)

INTERSTATE 40 (R/W VARIES)

TRACT A
HUNT-SPECTRUM DEVELOPMENT SITE
BOOK 2004C PAGE 226
REC. 08-02-04

TRACT B

PARCEL C-2A
BOOK 94C PAGE 281
REC. 8-23-94

PARCEL D-1A
WINROCK CENTER ADDITION
BOOK C38 PAGE 41
REC. 12-27-88

PARCEL E-1
WINROCK CENTER ADDITION
BOOK C37 PAGE 54
REC. 08-26-88

PARCEL A-2
BOOK 94C PAGE 281
REC. 8-23-94
(NOT A PART OF THIS PLAT)

PARCEL A-3
BOOK 94C PAGE 281
REC. 8-23-94
(NOT A PART OF THIS PLAT)

PARCEL K
WINROCK SHOPPING CENTER ADDITION NO. 2
BOOK D05 PAGE 07
REC. 04-21-72

PARCEL B
HUNT-SPECTRUM DEVELOPMENT SITE
BOOK D09 PAGE 184
REC. 9-26-79
(NOT A PART OF THIS PLAT)

PARCEL L-1
WINROCK CENTER ADDITION
BOOK C8 PAGE 39
REC. 09-23-71

PARCEL A-1-A-2
0.6531 AC

PARCEL A-1-A-1
49.8173 ACRES

POB
N.M. STATE PLANE COORDINATES
X=1545657.33 Y=1492313.32

Tie from NW corner 571°30'56"E 317.02

Tie from NW corner S46°27'03"E 1057.81

Tie from southerly corner N 32°58'36" W 844.14

Tie from southerly corner N 21°03'34" E 1216.62

Parcel Created PER DOCUMENT # 2005093350 BERNALILLO COUNTY, BOOK A99 PAGE 3061 RECORDED ON 06/29/2005 (Contains parking improvements on date of this survey)

10' PUBLIC PEDESTRIAN EASEMENT GRANTED BY THIS PLAT

20' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT: SEE SHEET 4

100 Ft. Drainage and Utility Easement per Winrock Center Addition

R/W TAKE PER DOCUMENT # 2005093350 BERNALILLO COUNTY, BOOK A99 PAGE 3061 RECORDED ON 06/29/2005

R/W PER DOC. 2005093350

N63°40'11"W 784.36' Winrock Boundary

S 59°10'07" W 988.91'

Corner Detail "A" Not to Scale

See Corner Detail "A"

ROW Line

SEE SHEETS 3 OF 4 AND 4 OF 4 OF THIS PLAT FOR COMPLETE EASEMENT INFORMATION

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PLAT OF PARCEL A-1-A-1 AND PARCEL 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
AUGUST, 2012

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, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,

8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, 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 TO

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, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

15. GRANT OF 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

19. UNDERGROUND EASEMENT GRANTED TO PUELIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 843826, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. 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, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 96-13, PAGE 6463, AS DOCUMENT NO. 96054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, 1962, 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, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, RECORED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 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 54

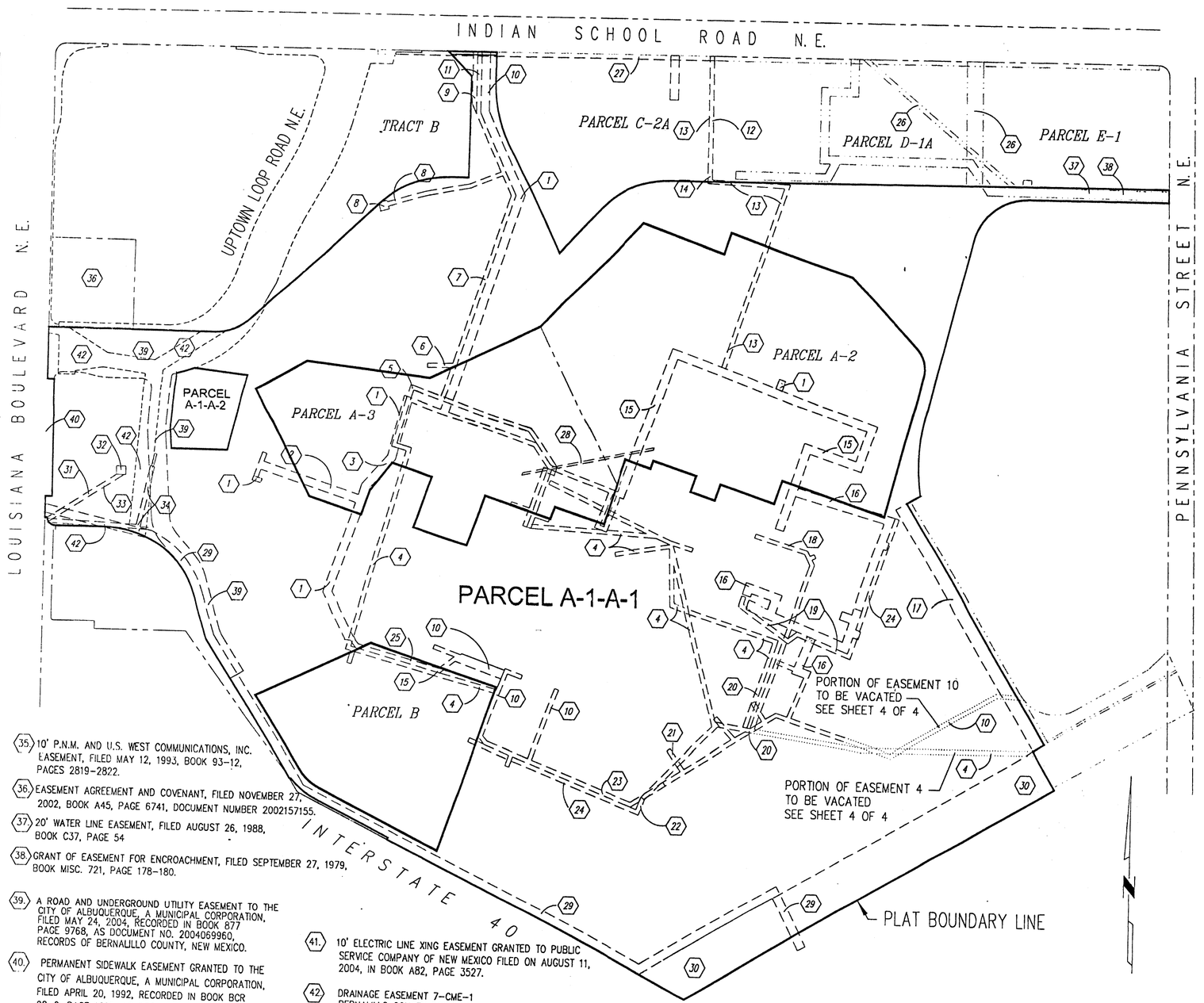
38. GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.

39. A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9768, AS DOCUMENT NO. 2004069960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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, AS DOCUMENT NO. 9235897, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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



200 100 0 200 400
SCALE: 1"=200'

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

06-19-12
WRCp3.dwg

DOC# 2012115488
10/31/2012 03:56 PM Page: 3 of 4
typPLAT R:$25.00 B: 2012C P: 0130 M Toulous Olivere, Bernalillo Cour

DOC# 2012115488
10/31/2012 03:56 PM Page: 4 of 4
typPLAT R:$25.00 B: 2012C P: 0130 M. Toulous Olivere, Bernalillo Cour

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

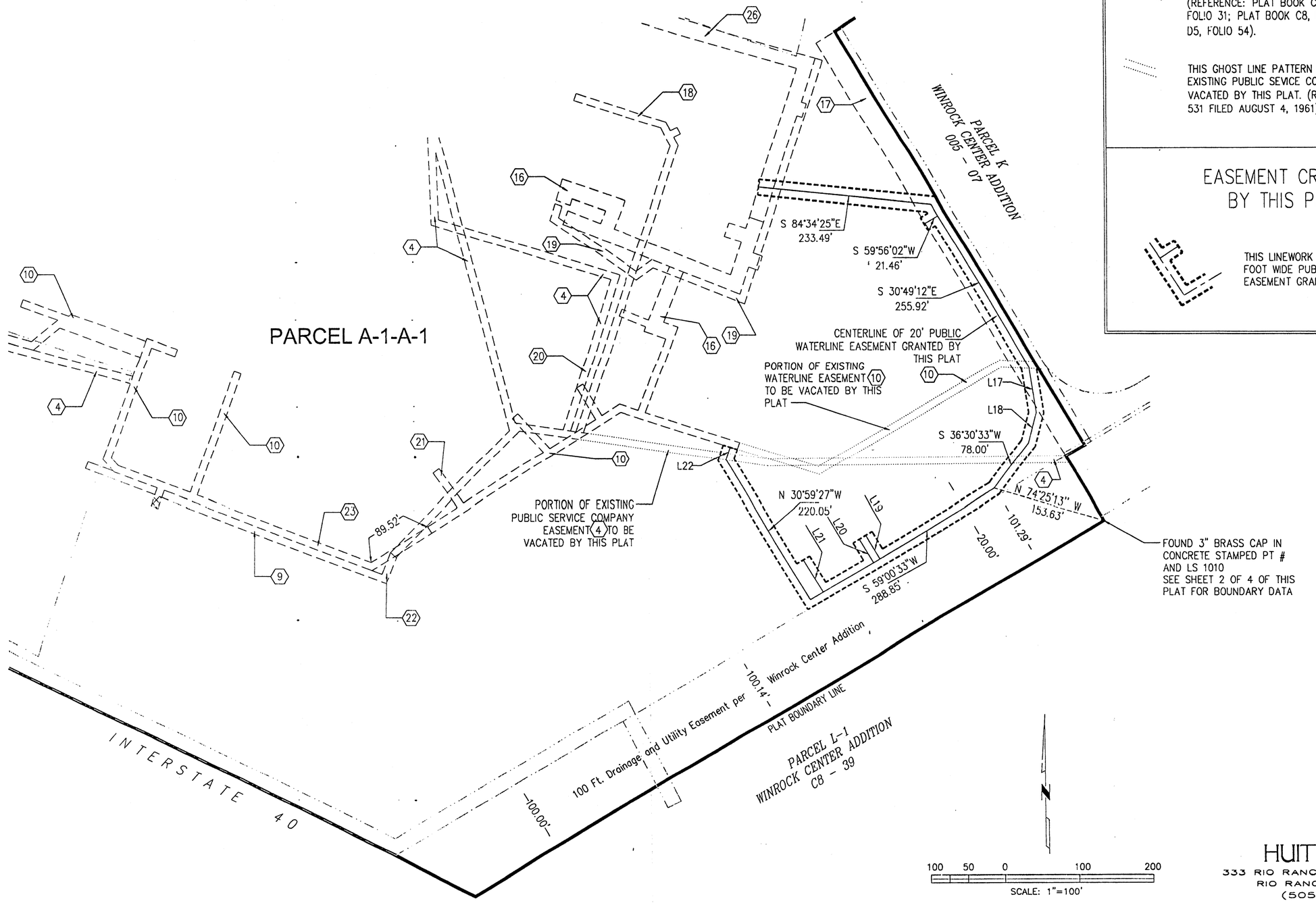
WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2012

LINE TABLE

NO	DIRECTION	DISTANCE
L17	S 08°49'09" E	62.80
L18	S 14°12'41" W	43.02
L19	N 30°59'27" W	37.34
L20	N 30°59'27" W	37.34
L21	N 30°59'27" W	52.24
L22	N 17°47'19" E	18.47

(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 A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54.

(4) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



LEGEND

EXISTING EASEMENTS VACATED BY THIS PLAT

THIS GHOST LINE INDICATES A PORTION OF EXISTING WATERLINE EASEMENT (10) TO BE VACATED BY THIS PLAT. (REFERENCE: PLAT BOOK C4, FOLIO 184; PLAT BOOK C5, FOLIO 31; PLAT BOOK C8, FOLIO 35C; AND PLAT BOOK D5, FOLIO 54).

THIS GHOST LINE PATTERN INDICATES A PORTION OF EXISTING PUBLIC SEVICE COMPANY EASEMENT (4) TO BE VACATED BY THIS PLAT. (REFERENCE: BOOK D 605, PAGE 531 FILED AUGUST 4, 1961)

EASEMENT CREATED BY THIS PLAT

THIS LINEWORK INDICATES A NEW 20 FOOT WIDE PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT.

100 50 0 100 200
SCALE: 1"=100'

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

06-19-12
WRC_WTRESMT_P4.dwg

DOC# 2014039804
05/19/2014 04:30 PM Page 1 of 3
tyPLAT R:$25.00 B: 2014C P: 0043 M Toulous Olivarez, Bernalillo Cour

SUBDIVISION PLAT

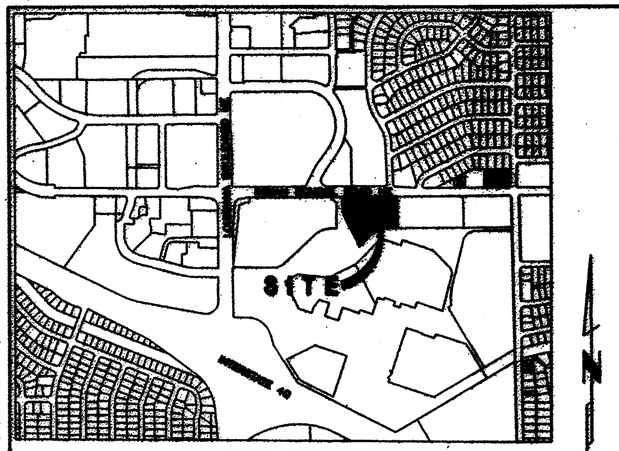
PARCEL C-2A1 and C-2A2

WINROCK CENTER ADDITION

BEING A REPLAT OF PARCEL C-2A WINROCK CENTER ADDITION
SECTION 18, T.10N., R.4E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2014

DATE OF SURVEY: NOVEMBER 2013

SHEET 1 OF 3



VICINITY MAP
ZONE ATLAS J-19-Z

N.T.S.

SUBDIVISION DATA

DRB NO.	1002202	PLAT ACRES	3.8467
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	2	PARCEL ACRES	3.8467
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

NOTES

1. EXISTING UTILITY EASEMENTS TO REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, WEST ZONE, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). BASIS OF BEARINGS IS THE PUBLISHED GRIDAL DISTANCE ACCS MONUMENT "J_H004" AND "15_H10" BEING N. 00°47'00" E. BASIS OF COORDINATES ARE THOSE PUBLISHED FOR "J_H10". DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
3. ALL BEARINGS AND DISTANCES ARE RECORD.
4. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "J_H004" ELEVATION = 5026.91 LOCATED AT THE NORTHEAST CORNER OF WINROCK BOULEVARD PENNSYLVANIA STREET
5. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES 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 VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENT (RECIPROCAL ACCESS AND PARKING)

GRANTOR

NON-EXCLUSIVE PRIVATE 24A ACCESS EASEMENTS ARE GRANTED BY THIS PLAT, OVER AND UPON THE COMMON AREAS PER THE PLAN AND LANDSCAPE ARCHITECTURAL, LOCATED ON TRACT C-2A1, FOR THE BENEFIT OF TRACT C-2A2 AND THE OWNERS, CUSTOMERS, TENANTS AND INVITEES OF THE OWNERS LOCATED ON TRACT C-2A2, IN WINROCK, TRACTS C-2A1 AND C-2A2 ARE SUBJECT TO THE BENEFIT OF EACH CROSS EASEMENT BEING DESIGNATED AS A-1-A-2-A-3 AND B-1A EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON. (SEE ALSO SHEET 3)

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL C-2A INTO TWO PARCELS C-2A1 AND C-2A2. THIS PLAT WILL ALSO CREATE TWO PUBLIC WATER EASEMENTS.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED 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. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

Winrock Partners, LLC
Gary D. Goodman, Authorized Signatory

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 31, 2014
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY OF WINROCK PARTNERS LLC, WHO SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.

BY: Karla Caballero
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/04/2016

OFFICIAL SEAL
Karla Caballero
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires: 02/04/2016

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 C-2A UPC # 101905813551020404L1

BERNALILLO COUNTY TREASURERS OFFICE:

BY: Maggie Shone DATE: 5-19-14

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.

Kim C. Stelzer, N.M.P.L.S. NO. 7482 — March 31, 2014 DATE

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL SURVEYOR
4/3/14

PROJECT NO. 1002202

APPLICATION NO. 14DRB-70106

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES		4/29/14 DATE
NEW MEXICO GAS COMPANY		4/28/14 DATE
QWEST CORPORATION D/B/A CENTURYLINK QC		4/29/14 DATE
COMCAST		4/22/14 DATE

CITY APPROVALS

CITY SURVEYOR		4/2/14 DATE
REAL PROPERTY DIVISION PARKS & RECREATION DEPT.	Carol S. Dumont	4-23-14 DATE
ENVIRONMENTAL HEALTH DEPARTMENT	N/A	5-19-14 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		04-23-14 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY		04/30/14 DATE
DEPARTMENT OF MUNICIPAL DEVELOPMENT	N/A	5-19-14 DATE
PARKS & RECREATION DEPARTMENT	Curtis C. Cherry	4-23-14 DATE
CITY ENGINEER	Curtis C. Cherry	4-23-14 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		5-19-14 DATE

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 30/5/2014 10:20:09 AM, ByWhom: Kim
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Last Saved: 5/1/2014 10:20:09 AM, ByWhom

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LvPLAT R:$25.00 B: 2014C P: 0043 M Toulous Olivere, Bernalillo Cour

SUBDIVISION PLAT

PARCEL C-2A1 and C-2A2

WINROCK CENTER ADDITION

BEING A REPLAT OF PARCEL C-2A WINROCK CENTER ADDITION
SECTION 18, T.10N., R.4E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2014

DATE OF SURVEY: NOVEMBER 2013

SHEET 2 OF 3

ACS CONTROL STATION 20_H18
FOUND 3 1/4" ALUMINUM DISK
N.M. STATE PLANE COORDINATES
Y=1,545,049.269 X=1,493,154.978
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°11'00.11"
GRID TO GROUND = .999661580

INDIAN SCHOOL ROAD N.E.
(103' ROW)

N 67°26'00" W 1758.40'

See Detail A

EXISTING 7' WIDE P.N.M. & CENTURY LINK EASEMENT-Filed Doc.80,1969 Vol. D57A, Pg. 79

(N 89°30'22" E 511.30')
N 89°31'01" E 511.27'

N 0°28'50" W 31.58'

EXISTING PUBLIC SIDEWALK EASEMENT Filed March 13, 2014 Doc. No. 2014020662

15' PRIVATE DRAINAGE EASEMENT COVERED ON EXISTING PIPE GRANTED BY THIS PLAT. RESPONSIBILITY OF THIS EASEMENT IS PARCEL D-1A. MAINTENANCE RESPONSIBILITY OF THIS EASEMENT IS THE OWNER OF PARCEL D-1A. (SEE SHEET 3 OF 3 FOR DESCRIPTION OF EASEMENT (E))

EXISTING P.N.M. & CENTURY LINK EASEMENT Filed Aug. 12, 1985 Vol. Misc.302A, Pg. 553

8' P.U.E. GRANTED BY THIS PLAT

SIDEWALK EASEMENT GRANTED BY THIS PLAT

PRIVATE DRAINAGE EASEMENT COVERED ON PIPE IS GRANTED BY THIS PLAT. THE PURPOSE OF THE DRAINAGE EASEMENT IS FOR THE UNDERGROUND STORM DRAIN CONVEYING ROOF DRAINAGE FROM PARCEL C-2A2 THROUGH C-2A1. BENEFICIARY OF THIS EASEMENT IS PARCEL D-2A2. MAINTENANCE RESPONSIBILITY OF THIS EASEMENT IS THE OWNER OF PARCEL C-2A2. (SEE SHEET 3 OF 3 FOR DESCRIPTION OF EASEMENT (B))

N 89°31'01" E 40.49'

C-2A2
0.9453 AC

N 0°28'50" W 57.05'

15' PRIVATE WATER EASEMENT (A) GRANTED BY THIS PLAT SEE SHEET 3 OF 3 FOR DESCRIPTION

S 89°31'01" W 62.66'

S 0°29'25" E 19.50'

122.02'
S 89°31'01" W

N 0°29'25" W 19.50'

S 89°31'01" W 39.66'

S 0°29'25" E

10' PUBLIC WATER EASEMENT (C) GRANTED BY THIS PLAT (SEE SHEET 3 OF 3 FOR DESCRIPTION)

EXISTING 20' PUBLIC SAS EASEMENT Filed March 13, 2014 Doc. No. 2014020664

15' PRIVATE WATER EASEMENT (A) GRANTED BY THIS PLAT SEE SHEET 3 OF 3 FOR DESCRIPTION

10' CENTERLINE EASEMENT GRANTED BY THIS PLAT SEE SHEET 3 OF 3 FOR DESCRIPTION

C-2A1
2.9014 AC

10' P.U.E. GRANTED BY THIS PLAT

EXISTING PRIVATE ACCESS EASEMENT Filed March 13, 2014 Doc. No. 2014020666

PARCEL D-1A
WINROCK CENTER ADDITION
VOL. C38 FOLIO 41
REC. 12-27-1988

(S 0°30'07" E 295.78')

Tract B
HUNT-SPECTRUM DEVELOPMENT SITE
BOOK 2004C, PAGE 328
REC. 06-02-2004

N 26°57'12" W 278.54'

278.54'

NE MIDWAY WALL

S 43°26'40" W 140.85'
(S 43°30'40" W 140.71')

28.78'

(S 89°34'34" W 100.03')

PARCEL A-1-A-1-A
WINROCK CENTER ADDITION
VOL. 2013C FOLIO 0029
REC. 04-11-2013

PARCEL A-1-A-1-A
WINROCK CENTER ADDITION
VOL. 2013C FOLIO 0029
REC. 04-11-2013

CURVE TABLE

No.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
①	46°16'37"	220.45'	177.67'	S 66°27'15" W	172.90'
	(46°13'54")	(220.45')	(177.88')	(S 66°27'37" W)	(173.09')
②	26°54'16"	322.00'	151.26'	N 13°06'16" W	149.82'
	(26°55'21")	322.00'	(151.30')	(N 13°09'32" W)	(149.92')

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

- [1] X Found Chiseled "X" on Steel Grate
- [2] X Found Chiseled "X" on Manhole Cover
- [3] X Found Chiseled "X" on Sidewalk
- [4] ○ Found Brass Cap in Concrete LS1010
- [5] ● Found Mag-Nail w/Tag AZ25088, NM10472, TX4297
- [6] ● Found PK-Nail w/Cap 9750
- [7] ● Found Rebar w/Cap 9750
- ○ Set PK-Nail w/washer; PLS 7482

Found monuments are tagged with a washer stamped PLS 7482

INDIAN SCHOOL ROAD N.E.

0.12'
Property Corner
0.16'
Detail A
N.T.S.

50 25 0 50 100
SCALE: 1"=50'

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

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SUBDIVISION PLAT
PARCEL C-2A1 and C-2A2
WINROCK CENTER ADDITION

BEING A REPLAT OF PARCEL C-2A WINROCK CENTER ADDITION
SECTION 18, T.10N., R.4E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2014

DATE OF SURVEY: NOVEMBER 2013

SHEET 3 OF 3

LEGAL DESCRIPTION TRACT C-2A2

A PARCEL OF LAND LYING WITHIN PARCEL C-2A AS SHOWN ON THE PLAT OF PARCELS A-1 THRU A-3, AND C-2A WINROCK CENTER ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, IN VOLUME 94C, FOLIO 281, DOCUMENT NO. 94104483, FILED AUGUST 23, 1994, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL C-2A; WHENCE, S89°31'01"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NE, 90.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HERE IN DESCRIBED:

THENCE, S0°29'25"E 189.58 FEET; THENCE, S89°31'01"W 62.00 FEET; THENCE, S0°29'25"E 19.50 FEET; THENCE, S89°31'01"W 30.00 FEET; THENCE, N0°29'25"W 19.50 FEET; THENCE, S89°31'01"W 122.02 FEET; THENCE, N0°28'59"W 57.05 FEET; THENCE, N11°47'06"W 93.77 FEET; THENCE, N89°31'01"E 49.49 FEET; THENCE, N0°28'59"W 31.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE IF INDIAN SCHOOL ROAD NE; THENCE, N89°31'01"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NE, 200.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL HERE IN DESCRIBED. SAID PARCEL CONTAINS 0.9453 ACRES (41,178 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION WATER EASEMENT #1

A STRIP OF LAND LYING WITHIN PARCEL C-2A AS SHOWN ON THE PLAT OF PARCELS A-1 THRU A-3, AND C-2A WINROCK CENTER ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, IN VOLUME 94C, FOLIO 281, DOCUMENT NO. 94104483, FILED AUGUST 23, 1994, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL C-2A; THENCE, N26°35'24"W ALONG THE WESTERLY LINE OF SAID PARCEL C-2A, 160.67 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED:

THENCE, N26°35'24"W CONTINUING ALONG THE SAID WESTERLY LINE, 22.28 FEET; THENCE, N89°32'33"E 53.25 FEET; THENCE, N0°27'27"W 171.32 FEET; THENCE, N89°32'33"E 20.00 FEET; THENCE, S0°27'27"E 57.62 FEET; THENCE, N89°32'33"E 42.48 FEET; THENCE, S0°27'27"E 15.00 FEET; THENCE, S89°32'33"W 42.48 FEET; THENCE, S0°27'27"E 98.70 FEET; THENCE, N89°32'33"E 218.41 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID PARCEL C-2A; THENCE, SOUTHWESTERLY, ALONG SAID SOUTHERLY LINE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 220.45 FEET A DELTA ANGLE OF 15°12'32" AND A CHORD BEARING S89°29'46"W 58.35 FEET, 58.52 FEET; THENCE, S89°32'33"W 225.04 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED. SAID EASEMENT CONTAINS 0.2097 ACRES (9,135 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION WATER EASEMENT #2

A STRIP OF LAND LYING WITHIN PARCEL C-2A AS SHOWN ON THE PLAT OF PARCELS A-1 THRU A-3, AND C-2A WINROCK CENTER ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, IN VOLUME 94C, FOLIO 281, DOCUMENT NO. 94104483, FILED AUGUST 23, 1994, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL C-2A; THENCE, S89°32'33"W ALONG THE SOUTHERLY LINE OF SAID PARCELC-2A, 41.01 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED:

THENCE, S89°32'33"W CONTINUING ALONG THE SAID SOUTHERLY LINE, 10.00 FEET; THENCE, N0°27'27"W 22.00 FEET; THENCE, N89°32'33"E 10.00 FEET; THENCE, S0°27'27"E 22.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED. SAID EASEMENT CONTAINS 0.0051 ACRES (220 SQ. FT.) MORE OR LESS.

GRANTED RECPROCAL EASEMENT

MUTUAL PRIVATE CROSS LOT DRAINAGE EASEMENTS ARE GRANTED BY THIS PLAT OVER TRACTS C-2A1 AND C-2A2 FOR THE BENEFIT OF TRACT A-1-A-1-A, AND OVER TRACT C-2A1 FOR THE BENEFIT OF TRACT C-2A2, EXCLUDING ANY AREAS OCCUPIED BY BUILDINGS OR STRUCTURES. MAINTENANCE OF SAID EASEMENTS TO BE THE RESPONSIBILITY OF THE OWNER(S) OF SAID TRACTS C-2A1 AND C-2A2.

LEGAL DESCRIPTION WATER EASEMENT #3

A STRIP OF LAND LYING WITHIN PARCEL C-2A AS SHOWN ON THE PLAT OF PARCELS A-1 THRU A-3, AND C-2A WINROCK CENTER ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, IN VOLUME 94C, FOLIO 281, DOCUMENT NO. 94104483, FILED AUGUST 23, 1994, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL C-2A; THENCE, N26°35'24"W ALONG THE WESTERLY LINE OF SAID PARCEL C-2A, 160.67 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED:

THENCE, N26°35'24"W CONTINUING ALONG THE SAID WESTERLY LINE, 22.28 FEET; THENCE, N89°32'33"E 53.25 FEET; THENCE, N0°27'27"W 171.32 FEET; THENCE, N89°32'33"E 20.00 FEET; THENCE, S0°27'27"E 57.62 FEET; THENCE, N89°32'33"E 42.48 FEET; THENCE, S0°27'27"E 15.00 FEET; THENCE, S89°32'33"W 42.48 FEET; THENCE, S0°27'27"E 98.70 FEET; THENCE, N89°32'33"E 218.41 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID PARCEL C-2A; THENCE, SOUTHWESTERLY, ALONG SAID SOUTHERLY LINE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 220.45 FEET A DELTA ANGLE OF 15°12'32" AND A CHORD BEARING S89°29'46"W 58.35 FEET, 58.52 FEET; THENCE, S89°32'33"W 225.04 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED. SAID EASEMENT CONTAINS 0.2097 ACRES (9,135 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION WATER EASEMENT #4

A STRIP OF LAND LYING WITHIN PARCEL C-2A AS SHOWN ON THE PLAT OF PARCELS A-1 THRU A-3, AND C-2A WINROCK CENTER ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, IN VOLUME 94C, FOLIO 281, DOCUMENT NO. 94104483, FILED AUGUST 23, 1994, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL C-2A; THENCE, N5°23'53"E 264.33 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED:

THENCE, N0°27'27"W 161.58 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL C-2A2; THENCE, S11°47'06"E ALONG THE WESTERLY LINE OF PARCEL C-2A2 76.37 FEET; THENCE, S0°27'27"E 86.70 FEET; THENCE, S89°32'33"W 15.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED. SAID EASEMENT CONTAINS 0.0427 ACRES (1,862 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION DRAINAGE EASEMENT #5

A STRIP OF LAND LYING WITHIN PARCEL C-2A AS SHOWN ON THE PLAT OF PARCELS A-1 THRU A-3, AND C-2A WINROCK CENTER ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, IN VOLUME 94C, FOLIO 281, DOCUMENT NO. 94104483, FILED AUGUST 23, 1994, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL C-2A; THENCE, N13°59'18"E 169.61 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED:

THENCE, N0°27'27"W 120.17 FEET; THENCE, N89°32'33"E 1.32 FEET TO THE SOUTHWEST CORNER OF PARCEL C-2A2; THENCE, N89°31'01"E, ALONG THE SOUTHERLY LINE OF PARCEL C-2A2, 13.68 FEET; THENCE, S0°27'27"E 120.18 FEET; THENCE, S89°32'33"W 15.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED. SAID EASEMENT CONTAINS 0.0414 ACRES (1,803 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION DRAINAGE EASEMENT #6

A STRIP OF LAND LYING WITHIN PARCEL C-2A AS SHOWN ON THE PLAT OF PARCELS A-1 THRU A-3, AND C-2A WINROCK CENTER ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, IN VOLUME 94C, FOLIO 281, DOCUMENT NO. 94104483, FILED AUGUST 23, 1994, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL C-2A; THENCE, N89°31'01"E ALONG THE NORTHERLY LINE OF SAID PARCEL C-2A, 145.65 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED:

THENCE, N89°31'01"E CONTINUING ALONG THE SAID NORTHERLY LINE, 15.00 FEET; THENCE, S0°28'59"E 24.81 FEET; THENCE, N89°31'01"E 59.68 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL C-2A2; THENCE, S0°28'59"E, ALONG THE WESTERLY LINE OF PARCEL C-2A2, 6.77 FEET; THENCE, S89°31'01"W, CONTINUING ALONG THE WESTERLY LINE OF PARCEL C-2A2, 40.49 FEET; THENCE, S11°47'06"E, CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL C-2A2, 8.39 FEET; THENCE, S89°31'01"W 21.00 FEET; THENCE, S4°43'04"E 163.67 FEET; THENCE, N89°31'01"E 122.64 FEET; THENCE, N0°28'59"W 22.45 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL C-2A2; THENCE, N89°31'01"E, ALONG THE SOUTHERLY LINE OF PARCEL C-2A2, 25.03 FEET; THENCE, S0°29'25"E, CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL C-2A2, 19.50 FEET; THENCE, N89°31'01"E, CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL C-2A2, 39.00 FEET; THENCE, N0°29'25"W, CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL C-2A2, 19.50 FEET; THENCE, N89°31'01"E, CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL C-2A2, 48.02 FEET; THENCE, S0°28'59"E 37.45 FEET; THENCE, S89°31'01"W 248.62 FEET; THENCE, N4°43'04"W 175.96 FEET; THENCE, N0°28'59"W 42.56 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED. SAID EASEMENT CONTAINS 0.2092 ACRES (9,113 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION CENTURYLINK EASEMENT

A STRIP OF LAND LYING WITHIN PARCEL C-2A AS SHOWN ON THE PLAT OF PARCELS A-1 THRU A-3, AND C-2A WINROCK CENTER ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, IN VOLUME 94C, FOLIO 281, DOCUMENT NO. 94104483, FILED AUGUST 23, 1994, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL C-2A; THENCE, N26°35'24"W ALONG THE WESTERLY LINE OF SAID PARCEL C-2A, 28.79 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED:

THENCE, N26°35'24"W CONTINUING ALONG THE SAID WESTERLY LINE, 13.62 FEET; THENCE, N20°39'56"E 121.93 FEET; THENCE, N31°58'44"E 23.91 FEET; THENCE, N0°00'06"E 293.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NE; THENCE, N89°31'01"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NE, 10.00 FEET; THENCE, S0°00'06"W 295.96 FEET; THENCE, S31°58'44"W 25.79 FEET; THENCE, S20°39'55"W 130.19 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERE IN DESCRIBED. SAID EASEMENT CONTAINS 0.1022 ACRES (4,454 SQ. FT.) MORE OR LESS.

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

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