





# FINAL PLAT PARCEL E-1-A-1-A WINROCK CENTER ADDITION

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

DATE OF SURVEY: AUGUST 2024  
 SHEET 2 OF 2

A.G.R.S. MONUMENT "20\_H18"  
 STANDARD 3 1/4" ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,493,154.978 U.S. SURVEY FEET  
 E=1,545,048.210 U.S. SURVEY FEET  
 PUBLISHED EL=5283.222 U.S. SURVEY FEET  
 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.99966158  
 DELTA ALPHA ANGLE=-0°11'00.11"

Point of Beginning

Indian School Road NE  
 (ROW VARIES)

Ex. 7' PNM Easement  
 (8/26/1988, C37-54)  
 Ex. 5' Overhead  
 Utility Easement  
 (8/26/1988, C37-54)  
**N89°29'04"E 427.87'**

Public Sidewalk Easement  
 (8/16/2024, Book 2024C Page 0073)

Ex. Access & Private  
 Drainage Easement  
 (8/26/1988, C37-54)

Ex. 10' New Mexico  
 Gas Easement  
 (4/21/2023,  
 Doc# 2023023957)

**PARCEL E-1-A-1-A**  
**WINROCK CENTER ADDITION**  
 (08/15/2024, 2024C-0073)  
 3.3847 AC, 147,438 SF

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

Ex. 10' Private  
 Sewerline Easement  
 (8/26/1988, C37-54)

N 00°29'38" W 295.16'

Ex. Public Utility Easement  
 (8/16/2024, Book 2024C Page 0073)

Ex. Public Waterline Easement  
 (8/26/1988, C37-54)

Ex. Public Waterline Easement  
 (8/16/2024, Book 2024C Page 0073)

Ex. Public Waterline Easement  
 (8/16/2024, Book 2024C Page 0073)

N 89°30'17" E 456.51'

Ex. Comcast Easement  
 (8/16/2024, Book 2024C Page 0073)

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

**TRACT J**  
**WINROCK CENTER ADDITION**  
 (11/22/2021, 2021C-0128)

Private Access Easement  
 VACATED BY THIS PLAT

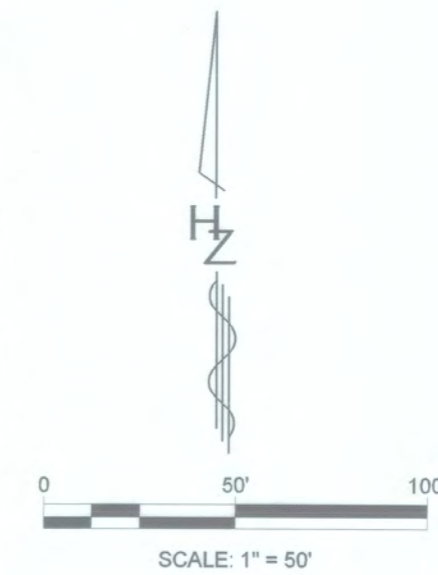
Pennsylvania Ave. NE  
 (ROW VARIES)

S01°22'23"E 303.20'

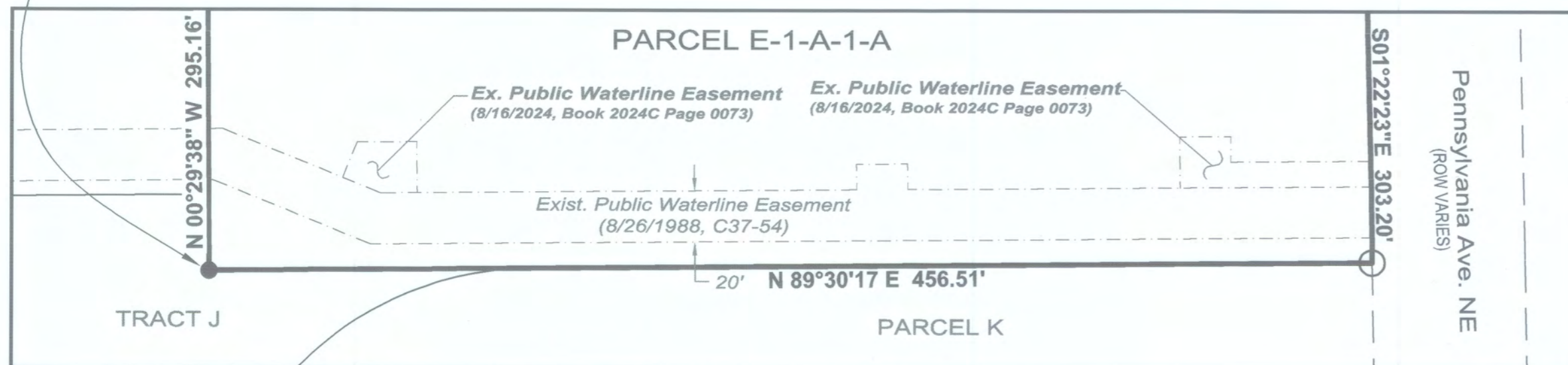
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	81°03'45"	25.00'	S48°03'09"E	32.49'	35.37'

### LEGEND

- Found Monument (as indicated on this sheet)
- "X" Found Chiseled "X"
- Found PK Nail PS 12651
- Found PK Nail PS 7482
- Vacate Private Access Easement



IDENTICAL POINT



**ABCWUA EASEMENT**  
 EXISTING ABCWUA  
 WATERLINE EASEMENT  
 SCALE: 1" = 50'



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