

## DFT SKETCH PLAT APPLICATION CHECKLIST

1. DFT Application
2. Form S3
3. Zone Atlas
4. Justification Letter
5. Scale Drawing
6. Site Sketch w measurements



Effective 12/15/2022

**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

Purpose of request is to vacate the current private and public access easements to grant public sidewalk, utility and ABCWUA easements.

**APPLICATION INFORMATION**

Applicant/Owner: WINROCK PARTNERS, LLC		Phone: 505-346-0011
Address: 100 Sun Ave NE, Suite 100		Email: sand@goodmanrealty.com
City: Albuquerque	State: NM	Zip: 87109-4659
Professional/Agent (if any): Scott Eddings/Huitt-Zollars, Inc		Phone: 505-235-7211
Address: 333 Rio Rancho Dr NE, Suite 101		Email: seddings@huitt-zollars.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest in Site: 100	List <u>all</u> owners: WINROCK PARTNERS, LLC	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: E-1-A	Block:	Unit:
Subdivision/Addition: Winrock Center Addition	MRGCD Map No.:	UPC Code: 101905823850920409
Zone Atlas Page(s): J-19	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 3.3847

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 7500 Indian School Rd NE | Between: **Pennsylvania St NE** | and: **Winrock Loop**

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2018-001579 SI-2020-01477 SITE PLAN AMENDMENT VA-2020-00469 WAIVER IDO

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Scott Eddings</i>	Date: 9/21/23
Printed Name: Scott Eddings	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022****\_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)  
EXTENSION**

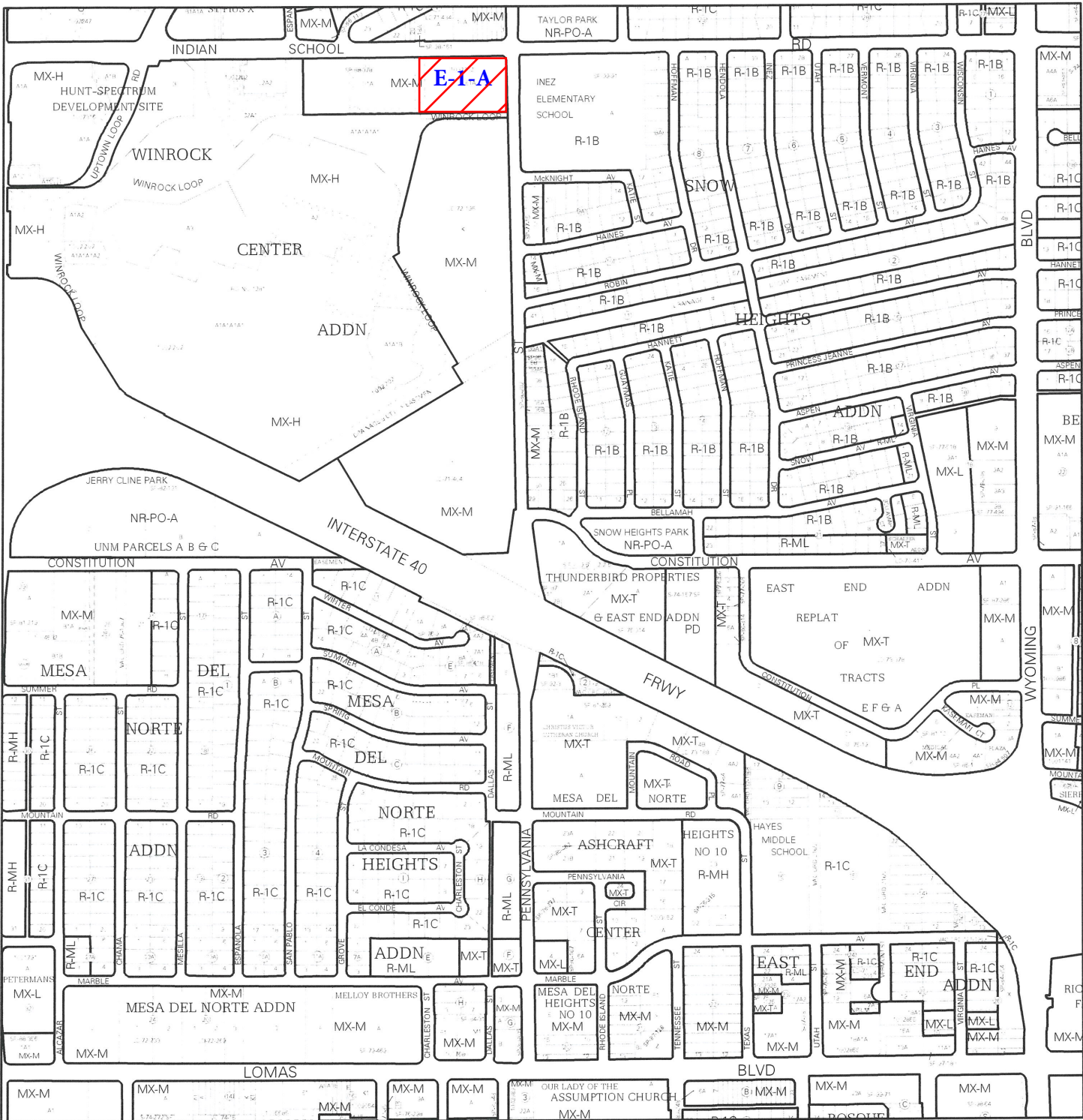
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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

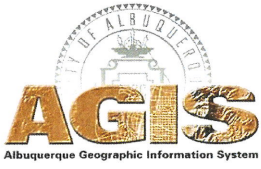
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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

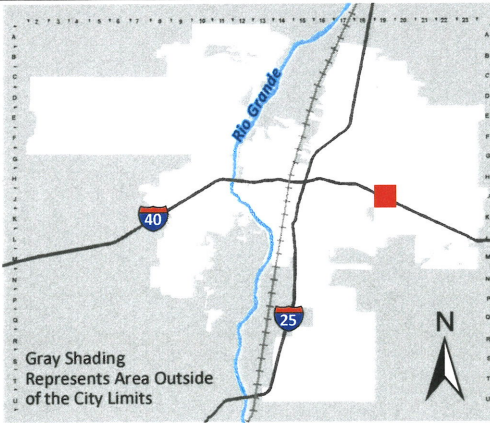


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018











**IDO Zoning information as of May 17, 2018**  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-19-Z**

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



September 29, 2023

City of Albuquerque  
Jolene Wolfey  
Plaza del Sol Building  
600 Second Street NW  
Albuquerque, NM 87102

**Re: Justification for vacation of easement for Winrock Center Addition parcel E-1-A  
Zone Atlas J-19**

Dear Ms. Wolfey:

The sketch plat application supports Project #PR-2018-001579 Application #SI-2020-01477 Lofts Site Plan. The project includes a 227,000 sf, 4-story, 199-unit multi-family residential development on a vacant 3.38-acre parcel known as E-1-A at Winrock.

The purpose of the platting action vacates an existing public access easement along Pennsylvania Street NE. Platting action also grants applicable required ABCWUA easement along the parcel's southerly boundary, and grants a public sidewalk easement along Indian School Road NE.

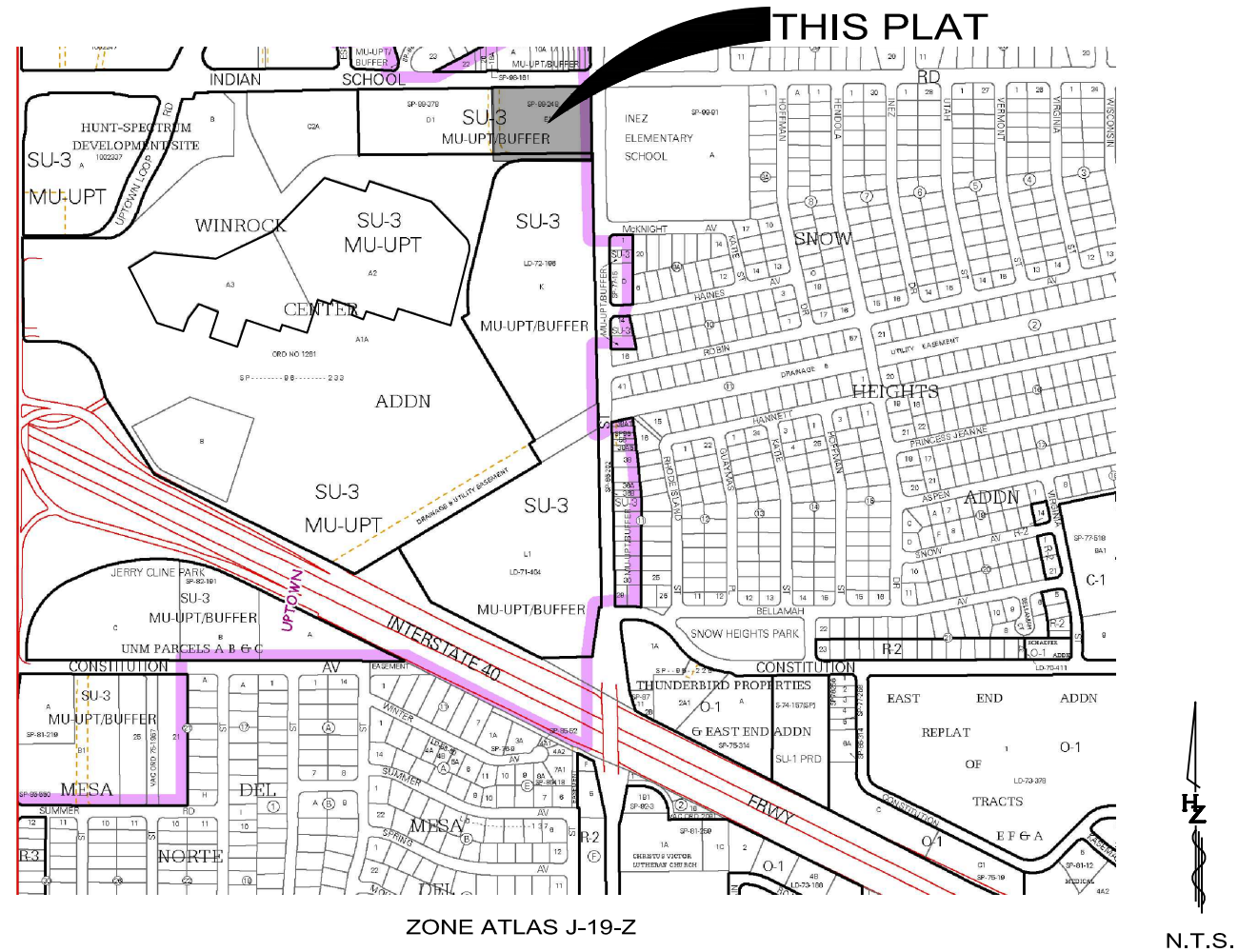
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7211 or via email at [seddings@huitt-zollars.com](mailto:seddings@huitt-zollars.com).

Sincerely,  
**Huitt-Zollars, Inc.**

A handwritten signature in blue ink that reads 'Scott Eddings'.

Scott Eddings, P.E.  
Project Manager

cc: Mari Roberson  
Darin Sand, Goodman Realty  
File: ["H:\proj\R312987.01 - The Lofts at Winrock Svy DRB Site Plan\08 Deliverables\08.6 DHO Plat\Sketch Plat E-1A submittal\4 Justification Submittal.docx"](H:\proj\R312987.01 - The Lofts at Winrock Svy DRB Site Plan\08 Deliverables\08.6 DHO Plat\Sketch Plat E-1A submittal\4 Justification Submittal.docx)



# FINAL PLAT PARCEL E-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: SEPTEMBER 2023  
SHEET 1 OF 2

**LEGAL DESCRIPTION**  
Parcel E-1-A Winrock Center Addition as recorded in the office of the Bernalillo County Clerk on March 10, 2015 in Volume 2015C, Page 0023, City of Albuquerque, Bernalillo County, New Mexico. Containing 3.3847 Acres (147,438 Sq. Ft.) more or less.

PROJECT NUMBER: 1002202  
Application Number: 2018-001579

## PLAT APPROVALS

- Utility Approvals:**
- \_\_\_\_\_ PNM Electric Services \_\_\_\_\_ Date
  - \_\_\_\_\_ New Mexico Gas Company \_\_\_\_\_ Date
  - \_\_\_\_\_ Century Link \_\_\_\_\_ Date
  - \_\_\_\_\_ Comcast \_\_\_\_\_ Date
- City Approvals:**
- \_\_\_\_\_ City Surveyor \_\_\_\_\_ Date
  - \_\_\_\_\_ \*Real Property Division (conditional) \_\_\_\_\_ Date
  - \_\_\_\_\_ \*\*Environmental Health Department (conditional) \_\_\_\_\_ Date
  - \_\_\_\_\_ Traffic Engineering, Transportation Division \_\_\_\_\_ Date
  - \_\_\_\_\_ ABCWUA \_\_\_\_\_ Date
  - \_\_\_\_\_ Paks and Recreation Department \_\_\_\_\_ Date
  - \_\_\_\_\_ AMAFCA \_\_\_\_\_ Date
  - \_\_\_\_\_ Hydrology \_\_\_\_\_ Date
  - \_\_\_\_\_ Code Enforcement \_\_\_\_\_ Date
  - \_\_\_\_\_ Planning Department \_\_\_\_\_ Date
  - \_\_\_\_\_ City Engineer \_\_\_\_\_ Date
  - \_\_\_\_\_ \*\*\*MRGCD (conditional) \_\_\_\_\_ Date

- NOTES**
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
  - RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
  - BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1\_H19A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
  - ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
  - EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

- EASEMENTS**
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- 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.
  - 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.
  - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
  - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**UTILITY 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.

**SOLAR NOTE**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**TREASURER'S CERTIFICATION**

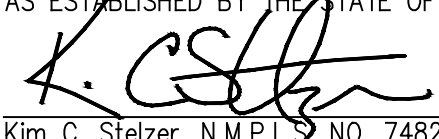
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
PARCEL E-1-A, UPC # 101905823850920409

BERNALILLO COUNTY TREASURERS OFFICE:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
 Kim C. Stelzer, N.M.P.L.S. NO. 7482  
 9/19/23  
 DATE

**PURPOSE OF THIS PLAT**

The purpose of this Plat is to vacate a Public and Private Access Easement and grant Public Waterline, Public Utility and Public Sidewalk Easements.

**SUBDIVISION DATA**

DHO NO.	_____	PLAT ACRES (Gross)	<u>3.3847</u>
NO. OF LOTS	<u>0</u>	LOT ACRES	<u>0</u>
NO. OF PARCELS	<u>1</u>	PARCEL ACRES	<u>3.3847</u>
NO. OF TRACTS	<u>0</u>	TRACT ACRES	<u>0</u>
STREET MILES (FULL)	<u>0</u>	STREET ACRES	<u>0</u>

**FREE CONSENT**

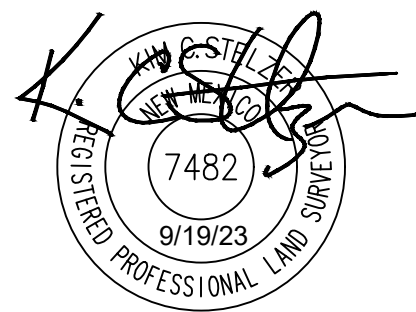
THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN 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.

WINROCK PARTNERS, LLC \_\_\_\_\_ DATE \_\_\_\_\_  
SCOTT. GOODMAN, AUTHORIZED SIGNATORY:

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY SCOTT GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



\* -if there is a vacation of City of Albuquerque right-of-way involved with the plat  
\*\* -if the plat involves any known or existing landfill or environmental issues  
\*\*\* -if there is an existing irrigation ditch on or adjacent to an irrigation ditch

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

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

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

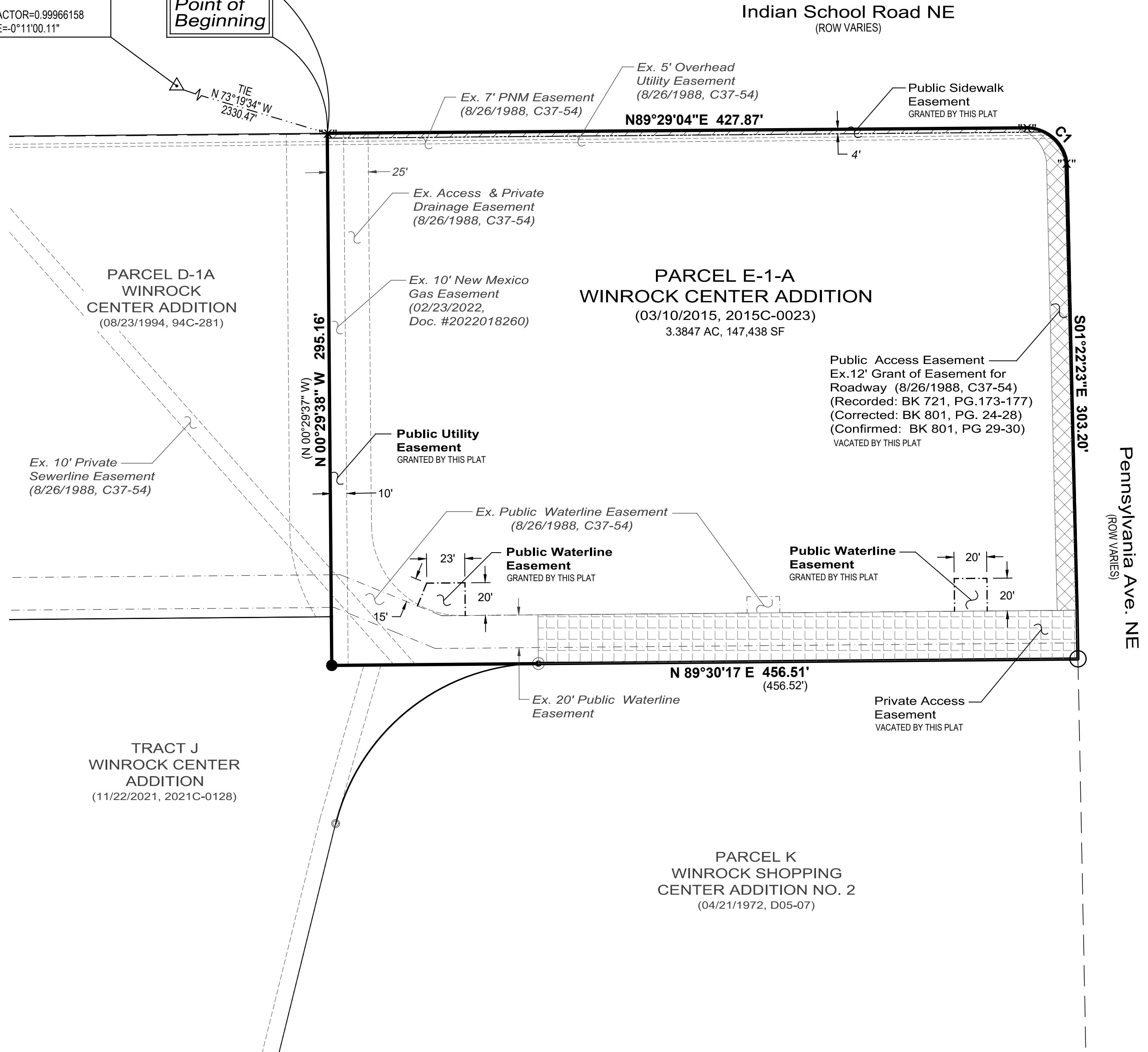
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: SEPTEMBER 2023

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**

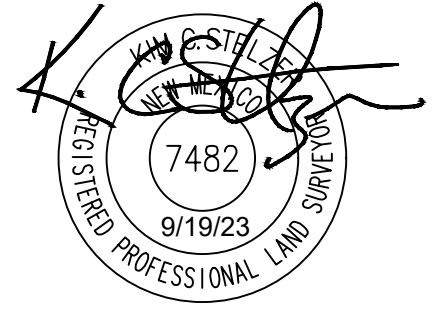
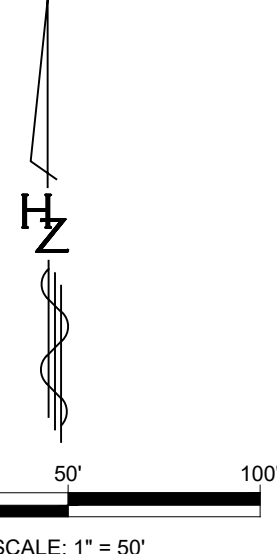


**CURVE TABLE**

NO	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	81°03'45"	25.00'	35.37'	32.49'	S 48°03'09" E

**LEGEND**

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



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

Project: 3/11/2021 2:07:27 PM, By: Eddings, Scott  
 H:\proj\312987\_01\_The\_Letts\_at\_Winrock\_Svy\_DRB\_Site\_Plan\05\_Design\05.2\_Survey\Plat\Replat\_Mar\_12\_2021.dwg  
 Last Saved: 3/12/2021 7:04:13 AM, seedings



## FINAL PLAT CHECKLIST

This checklist must be completed in black or blue ink by the Surveyor preparing the Plat and submitted with a copy of the Plat to the City Surveyor for final review and approval.

**SUBDIVISION**    Winrock Center Addition

**SUBDIVIDER**    Parcel E-1-A

**SURVEYOR**    Kim C. Stelzer                      **AGENT**    Scott A. Eddings                      **PHONE**    (505) 235-7211

**RESERVED FOR CITY STAFF USE**

**CHECKED BY** \_\_\_\_\_ **DATE** \_\_\_\_\_

\_\_\_\_\_ **ACCEPTABLE**  
\_\_\_\_\_ **UNACCEPTABLE**  
\_\_\_\_\_ **ADDITIONAL INFORMATION REQUESTED**

### A. IDENTIFICATION

1. Title of Plat Final Plat Parcel E-1-A
2. Date of Plat September 19, 2023
3. Scale, Equivalent and Graphic 1"=50'
4. North Arrow Yes
5. Zone Atlas Index Number J-19-Z
6. Location Map. Scale and North Arrow Yes
7. Reference to:
  - a. Federal Section \_\_\_\_\_
  - b. Projected Section \_\_\_\_\_
  - c. Land Grant No
  - d. Albuquerque Geodetic Reference System: Yes
8. Purpose of Plat Is to vacate a Public & Private Access Easement & grant Public Waterline, Public Utility & Pubic Sidewalk Easements.
9. Solar note Yes
10. Bulk Land Variance note N/A

**B. MONUMENTS**

1. Interior Subdivision Control Monumentation
  - a. Street Centerline Monumentation N/A
  - b. Letter of Assurance and 8 1/2" x 11" copy of final plat N/A
  
2. Tie(s) to Permanent Survey Monument (Albuquerque Geodetic Reference System)
  - a. Name of AGRS Monument(s) 20 H18
  - b. X and Y Coordinates (NM Coordinate System NAD 83)  
N=1,493,154.978 E=1,545,048.210
  - c. NMCS Reference Zone Central Zone
  - d. Delta Alpha (mapping angle) -0°11'00.11"
  - e. Combined Ground to Grid Factor 0.99966158
  - f. Reference to NAD 1983 datum Yes
  
3. Bench Marks
  - a. Name of AGRS Monuments(s) 20 H18
  - b. NAVD 1988 elevation (orthometric height) 5283.222
  - c. Reference to NAVD 1988 datum Yes

**C. PERIMETER**

1. Written Description, Metes and Bounds No
2. Bearings in Degrees, Minutes and Seconds Yes
3. Distances in Feet and Hundredths of a Foot Yes
4. Record Distances and Bearings Yes
5. Total Gross Acreage of Subdivision 3.3847 Acres
6. Basis of Bearings : NMSP Grid or Rotation Factor to Grid Shown
7. Property Corners Found or Set Yes
8. Property Lines Eliminated Shown as Dashed Line N/A

**D. BLOCK AND LOT**

1. Block Identification \_\_\_\_\_
2. Lot Identification \_\_\_\_\_
3. Bearing of Non-Radial Lines \_\_\_\_\_
4. Bearing of Non-Perpendicular Lines \_\_\_\_\_
5. Lot Perimeter Distances \_\_\_\_\_
6. Lot Area in Acres or Square Feet \_\_\_\_\_

## **E. ADJACENT LAND**

1. Location and Dimension of Streets Adjacent to or Intersecting Subdivision Boundary Shown
2. Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name, File, date or Book and page Number Shown
3. Graphic Presentation by Dashed Lines of Lots Contiguous to Subdivision Boundary N/A

## **F. STREET RIGHT-OF-WAY**

1. Name of Street(s) Shown
2. Designation N/A
3. Quadrant N/A
4. Right-of-Way Width Shown
5. Centerline Street Data, Tangent: Bearings and Distances N/A
6. Centerline Street Data, Curve: Radius, Delta, Arc Length N/A
7. Mileage of Streets Created: Total, Full-Width, Half-Width N/A
8. Street Vacation Application Number N/A
9. Private Street or Access Easement Designation N/A
10. Private Way or Street Documentation Describing Affected Lots and Maintenance Responsibility N/A

## **G. EASEMENTS**

1. Definitive Statement Regarding Easements of Record, or Basis of Easements Shown on Plat Shown
2. Location by Bearing and Distance N/A
3. Dimension Shown
4. Purpose Shown
5. Proposed: Dashed Lines and Labeled Shown
6. Existing: Dashed Lines and Labeled with Recording Data Shown
7. Vacated: Ghost Lines and Labeled Shown
8. Apparent: Shown and Labeled N/A
9. Limitations N/A

#### **H. DRAINAGE RIGHT-OF-WAY**

1. Location Shown
2. Dimension Shown

#### **I. PUBLIC AREAS**

1. Location Shown
2. Dimension Shown
3. Purpose Shown

#### **J. FREE CONSENT**

1. Statement that Subdivision is with Free Consent and in Accordance with Desires of the Owner(s) Shown

#### **K. DEDICATION**

1. Signed statement by Owner Dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting required easements for public use N/A
2. Statement granting Private Ways (Streets) as Permanent Access Easement  
N/A

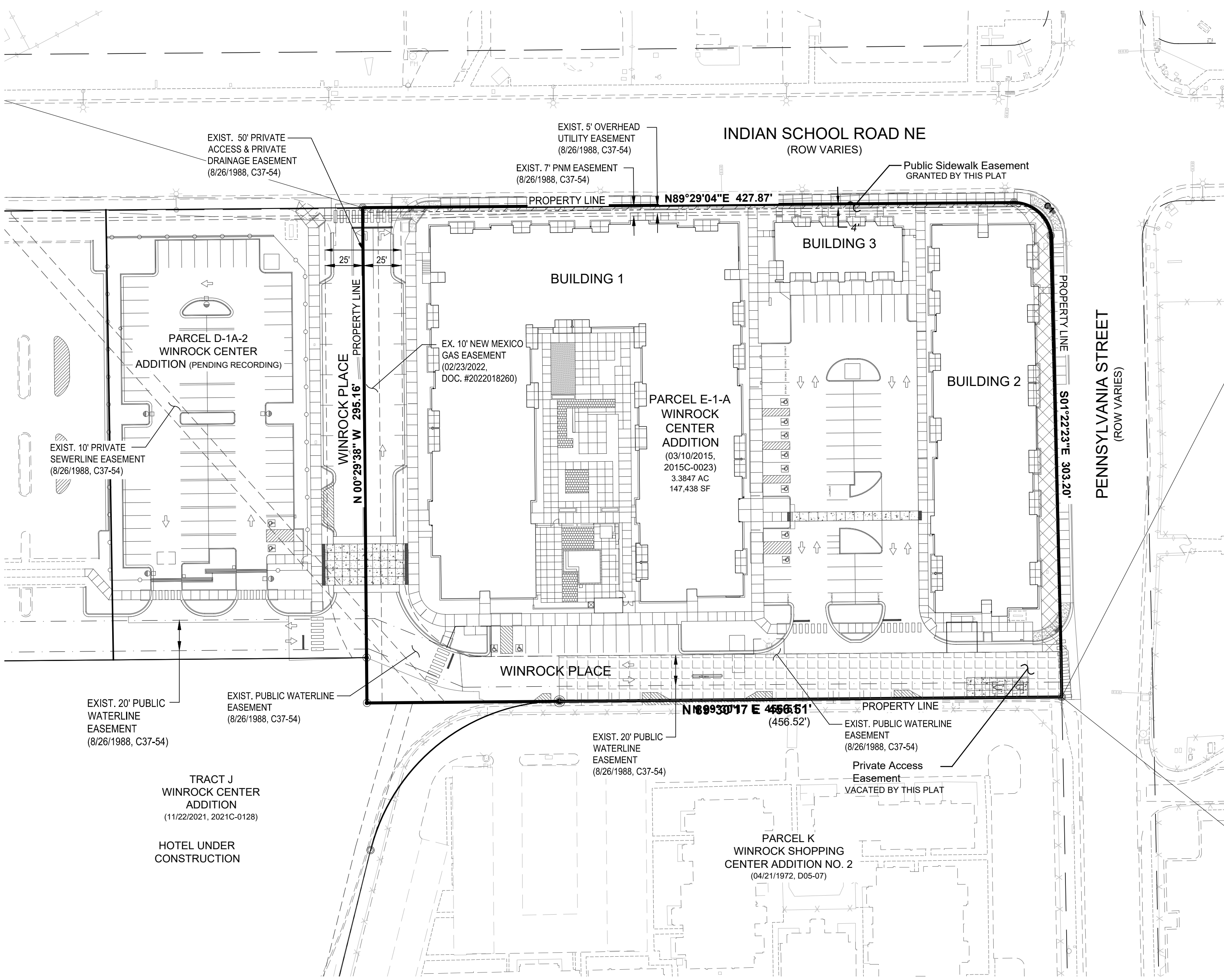
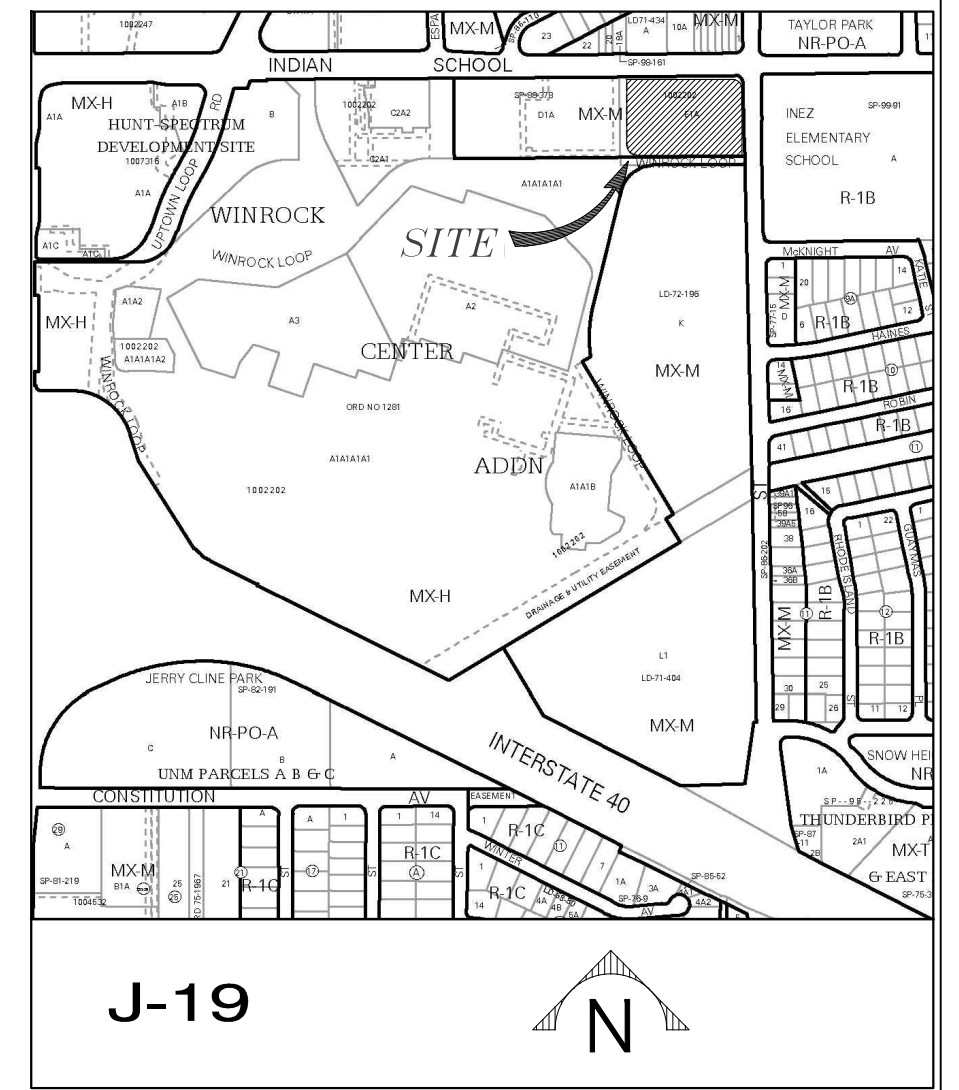
#### **L. ACKNOWLEDGMENT**

1. Acknowledged in the manner required for the acknowledgment of deeds  
Shown

#### **M. SURVEYOR CERTIFICATION**

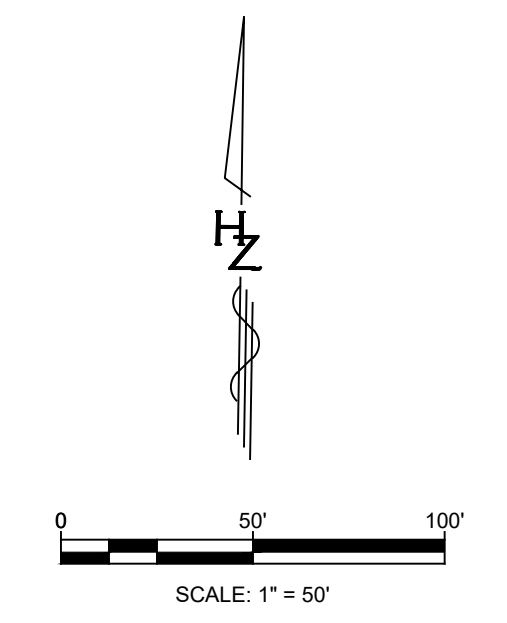
1. Certification by the Land Surveyor that the Subdivision meets the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and that it complies with Surveying Standards as established by the State Board of Licensure for Engineers and Surveyors. Shown

**SITE SKETCH  
PARCEL E-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



**LEGEND**

	PROPERTY LINE
	EX. CURB & GUTTER
	NEW CURB & GUTTER
	VACATE PUBLIC ACCESS EASMENT
	VACATE PRIVATE ACCESS EASMENT
	GRANT PUBLIC SIDEWALK EASEMENT



Project: 3/11/2021 2:07:27 PM, By: Eddings, Scott  
 H:\proj\312987\_01 - The Lotts at Winrock, Sky DRB Site Plan\05 Design\05.2 Survey\Plat\Replat Mar 12 2021.dwg  
 Last Saved: 3/12/2021 7:04:13 AM, Seedings

**HUITT-ZOLIARS**  
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