



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.**

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

**BRIEF DESCRIPTION OF REQUEST**

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**APPLICATION INFORMATION**

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street:	Between:	and:
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

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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.

<b>Signature:</b> <i>Scott Edlings</i>	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

***Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.***

**\_ MAJOR SUBDIVISION FINAL PLAT APPROVAL**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). 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.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- \_\_\_ 6) Design elevations & cross sections of perimeter walls
- \_\_\_ 7) Recorded Infrastructure Improvements Agreement

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing and explaining the request
- \_\_\_ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- \_\_\_ 11) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). 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. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 8) Proposed Infrastructure List, if applicable

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 9) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- \_\_\_ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ 14) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ MINOR AMENDMENT TO PRELIMINARY PLAT**

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) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- \_\_\_ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- \_\_\_ 8) Infrastructure List, if applicable
- \_\_\_ 9) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO**

*Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.*

**\_ VACATION OF RIGHT-OF-WAY - DHO****\_ VACATION OF RIGHT-OF-WAY - COUNCIL**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). 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. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**VACATION DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way*
- \_\_\_ 5) Drawing showing the easement or right-of-way to be vacated
- \_\_\_ 6) If easements, list number to be vacated \_\_\_\_\_
- \_\_\_ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) \_\_\_\_\_

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 11) Sign Posting Agreement
- \_\_\_ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes

- \_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
- \_\_\_ Office of Neighborhood Coordination notice inquiry response
- \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- \_\_\_ 14) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ VACATION OF PRIVATE EASEMENT**

**\_ VACATION OF PUBLIC EASEMENT**

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) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Copy of the complete document which created the easement(s)
- \_\_\_ 5) Drawing showing the easement or right-of-way to be vacated
- \_\_\_ 6) List number to be vacated \_\_\_\_\_
- \_\_\_ 7) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(C)
- \_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ EXTENSION OF VACATION**

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) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Drawing showing the vacated easement or right-of-way
- \_\_\_ 5) Vacated square footage (see IDO Section 14-16-6-6(M) \_\_\_\_\_)
- \_\_\_ 6) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 8) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal/Request Descriptions & Location:** Winrock Center Addition Parcel E-1-A Preliminary Final Plat  
Zone Atlas J-19 between Indian School Rd NE and Pennsylvania St NE PR-2018-001579/SI-2020-01477-Site Plan

**Hydrology:**

- Sensitive Lands Analysis (5-2(C))  Approved  NA
- Grading and Drainage Plan  Approved  NA
- AMAFCA  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA
- MRGCD  Approved  NA

\_\_\_\_\_  
Hydrology Department

\_\_\_\_\_  
Date

**Transportation:**

- Traffic Circulations Layout (TCL)  Approved  NA
- Traffic Impact Study (TIS)  Approved  NA
- Neighborhood Impact Analysis (NIA)  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA

Ernest Arroyo  
Transportation Department

6/13/2024  
Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement:  Approved  NA
- Development Agreement:  Approved  NA
- If None Explain: \_\_\_\_\_

  
ABCWUA

6/18/2024  
Date

- Infrastructure Improvements Agreement (IIA\*)  Approved
- AGIS (DXF File\*\*)  Approved

**Signatures on Plat:**

- Owner(s)  Yes
- City Surveyor  Yes
- AMAFCA\*\*\*  Yes  NA
- NM Gas\*\*\*  Yes
- PNM \*\*\*  Yes
- COMCAST\*\*\*  Yes
- MRGCD\*\*\*  Yes  NA

\* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

\*\* DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

\*\*\* Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application



Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal/Request Descriptions & Location:** Winrock Center Addition Parcel E-1-A Preliminary Final Plat  
 Zone Atlas J-19 between Indian School Rd NE and Pennsylvania St NE PR-2018-001579/SI-2020-01477-Site Plan

**Hydrology:**

- Sensitive Lands Analysis (5-2(C))  Approved  NA
- Grading and Drainage Plan  Approved  NA
- AMAFCA  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA
- MRGCD  Approved  NA

Renee C. Brissette  06/14/24  
 Hydrology Department Date

**Transportation:**

- Traffic Circulations Layout (TCL)  Approved  NA
- Traffic Impact Study (TIS)  Approved  NA
- Neighborhood Impact Analysis (NIA)  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA

Ernest Arroyo  6/13/2024  
 Transportation Department Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement:  Approved  NA
- Development Agreement:  Approved  NA
- If None Explain: \_\_\_\_\_

\_\_\_\_\_  
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA\*)  Approved
- AGIS (DXF File\*\*)  Approved

**Signatures on Plat:**

- Owner(s)  Yes
- City Surveyor  Yes
- AMAFCA\*\*\*  Yes  NA
- NM Gas\*\*\*  Yes
- PNM \*\*\*  Yes
- COMCAST\*\*\*  Yes
- MRGCD\*\*\*  Yes  NA

\* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

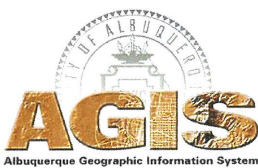
\*\* DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

\*\*\* Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

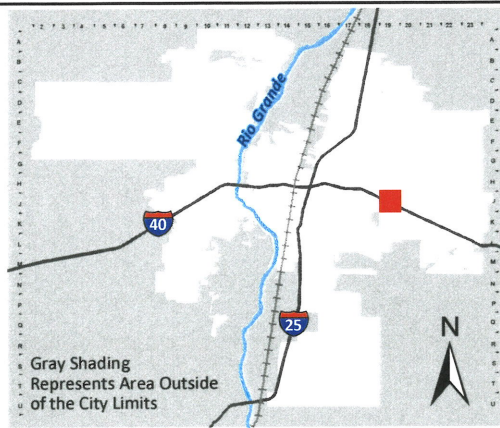


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



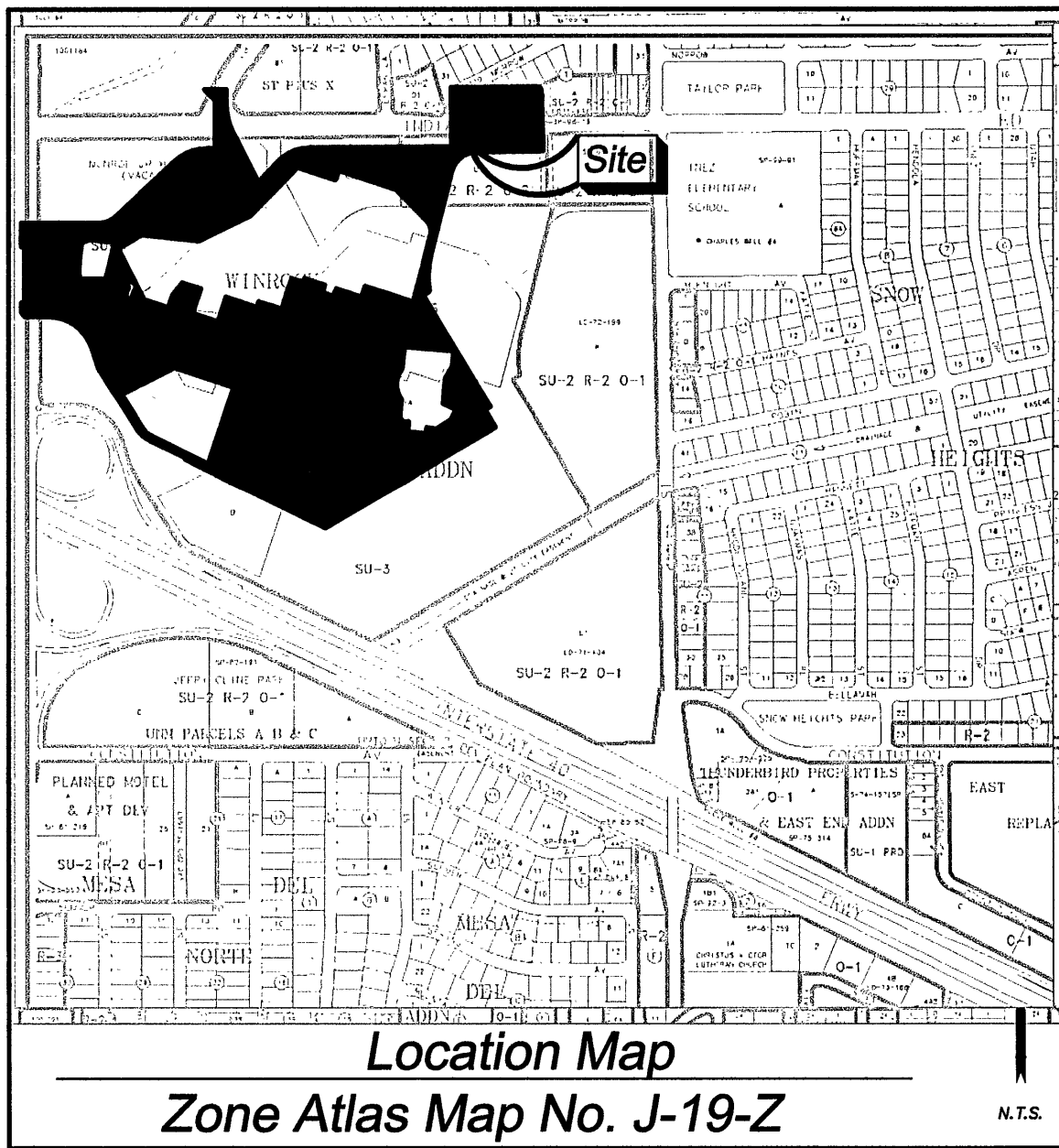
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



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



**Subdivision Data:**

ZONING: SU-3  
 GROSS SUBDIVISION ACREAGE: 50.7080 ACRES±  
 ZONE ATLAS INDEX NO.: J-19-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: JUNE 2013

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT 2 EXISTING PARCELS INTO 2 NEW PARCELS, AND GRANT AN EASEMENT.

**Notes:**

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES—US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

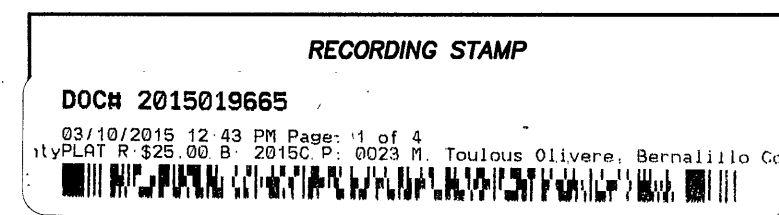
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT 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 ERCTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



**Legal Description**

SEE SHEET 2 OF 4 FOR LEGAL DESCRIPTION

2014-2015  
 I HEREBY CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC #: 1-019-05820750820409  
 PROPERTY OWNER OF RECORD: Winrock Partners LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE  
George Stone 7-10-15

**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 ERCTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

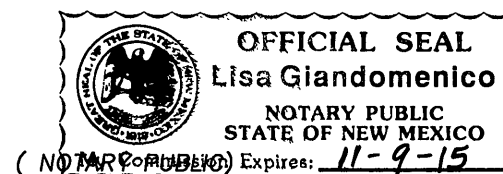
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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: [Signature] 9/11/13  
 WINROCK PARTNERS, LLC  
 GARY D. GOODMAN, AUTHORIZED SIGNATORY: DATE

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 11, 2013  
 BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

[Signature]  
 MY COMMISSION EXPIRES: 11-9-15



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

Project No. 1002202

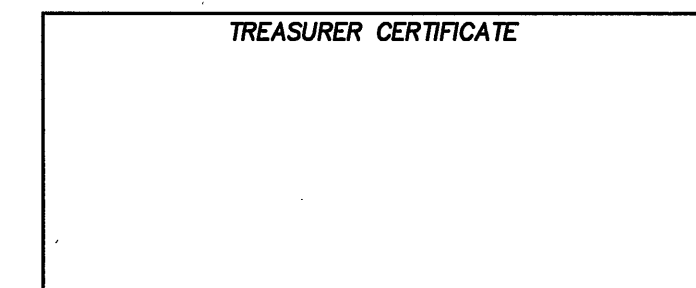
Application No. 13DRB-70656

**Utility Approvals**

[Signature] 6-20-14  
 PNM DATE  
[Signature] 1/31/2014  
 NEW MEXICO GAS COMPANY DATE  
[Signature] 11/27/13  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
[Signature] 2/2/14  
 COMCAST DATE

**City Approvals**

[Signature] 9-24-13  
 CITY SURVEYOR DATE  
[Signature] 11-13-13  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE  
[Signature] 11/13/13  
 A.B.C.W.U.A. DATE  
[Signature] 11-13-13  
 PARKS AND RECREATION DEPARTMENT DATE  
[Signature] 11-13-13  
 AMAFCA DATE  
[Signature] 11-13-13  
 CITY ENGINEER DATE  
[Signature] 6-23-14  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 9/26/13  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993 DATE



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

OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199

866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

## Legal Description

A PARCEL OF LAND LYING AND SITUATE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF:

PARCEL A-1-A-1-A OF THE PLAT OF PARCELS A-1-A-1-A AND A-1-A-1-B OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1988, IN PLAT VOLUME C37, FOLIO 54, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

TOGETHER WITH:

PARCEL E-1 OF THE PLAT OF PARCELS D-1 AND E-1 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1988, IN PLAT VOLUME C37, FOLIO 54, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE (R.O.W. VARIES) MARKED BY A FOUND PK NAIL STAMPED "PS 10472", FROM WHENCE A TIE TO A.G.R.S. MONUMENT "20\_H18" BEARS N 03°39'19" W, A DISTANCE OF 1349.94 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, S 89°49'49" E, A DISTANCE OF 385.41 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL STAMPED "PS 10472"

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 94.32 FEET, A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 43°14'04", A CHORD BEARING OF N 68°33'39" E, AND A CHORD LENGTH OF 92.10 FEET, TO A POINT MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 10472";

THENCE N 46°56'36" E, A DISTANCE OF 406.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAPPED MARKED "WINROCK";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 170.83 FEET, A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 42°33'21", A CHORD BEARING OF N 68°12'59" E, AND A CHORD LENGTH OF 166.93 FEET, TO A POINT MARKED BY A FOUND PK NAIL STAMPED "PS 10472";

THENCE N 89°25'26" E, A DISTANCE OF 44.90 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL MARKED "PS 10472";

THENCE N 00°14'23" E, A DISTANCE OF 240.78 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED "WINROCK";

THENCE N 45°07'26" W, A DISTANCE OF 77.46 FEET TO AN ANGLE POINT LYING ON SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. MARKED BY A FOUND BRASS CAP MARKED "WINROCK PT 8";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°24'04" E, A DISTANCE OF 112.33 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X" DIMPLE;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°21'21" W, A DISTANCE OF 68.73 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL STAMPED "PS 9750";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 151.38 FEET, A RADIUS OF 322.00 FEET, A DELTA ANGLE OF 26°56'11", A CHORD BEARING OF S 13°09'53"E, AND A CHORD DISTANCE OF 149.99 FEET, MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 9750";

THENCE S 26°36'34" E, A DISTANCE OF 278.60 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL STAMPED "PS 10472";

THENCE N 43°17'16" E, A DISTANCE OF 140.57 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 9760";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 178.02 FEET, A RADIUS OF 220.45 FEET, A DELTA ANGLE OF 46°16'05", A CHORD BEARING OF N 66°28'44" E, AND A CHORD LENGTH OF 173.22 FEET, TO A POINT MARKED BY FOUND PK NAIL STAMPED "PS 9750";

THENCE N 89°33'46" E, A DISTANCE OF 100.10 FEET TO A POINT MARKED BY A FOUND CHISELED X;

THENCE N 89°29'46" E, A DISTANCE OF 608.44 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983";

THENCE N 00°29'37" W, A DISTANCE OF 295.16 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°29'04" E, A DISTANCE OF 427.87 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X", ALSO BEING THE NORTHEAST CORNER OF DESCRIBED PARCEL;

THENCE LEAVING SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, LYING ON THE WEST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 35.37 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 81°03'45", A CHORD BEARING OF S 48°03'09" E, AND A CHORD LENGTH OF 32.49 FEET, TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X" DIMPLE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE, S 01°22'23" E, A DISTANCE OF 303.20 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL STAMPED "PS 12651";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 89°30'17" W, A DISTANCE OF 330.11 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL MARKED "HUGG PS 9750";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 170.09 FEET, A RADIUS OF 128.84 FEET, A DELTA ANGLE OF 75°38'24", A CHORD BEARING OF S 51°44'41" W, AND A CHORD LENGTH OF 158.00 FEET TO A POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 12651";

THENCE S 13°50'55" W, A DISTANCE OF 427.79 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 189.49 FEET, A RADIUS OF 486.38 FEET, A DELTA ANGLE OF 22°19'19", A CHORD BEARING OF S 02°01'20" W, AND A CHORD LENGTH OF 188.29 FEET, TO AN ANGLE POINT MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 10472";

THENCE S 58°43'21" W, A DISTANCE OF 36.18 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL MARKED "HUGG PS 9750";

THENCE S 30°50'26" E, A DISTANCE OF 652.55 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;

THENCE S 59°09'48" W, A DISTANCE OF 30.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;

THENCE S 30°41'42" E, A DISTANCE OF 100.08 FEET TO THE SOUTHEAST CORNER, MARKED BY A FOUND BRASS CAP MARKED "WINROCK 1979 DTM 1010";

THENCE S 59°10'07" W, A DISTANCE OF 988.91 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP "WINROCK 1979 DTM 1010", LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 40 (ROW VARIES);

THENCE ALONG SAID RIGHT OF WAY LINE FOR THE NEXT 5 COURSES, N 63°40'11" W, A DISTANCE OF 784.36 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 26°19'48" E, A DISTANCE OF 5.03 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 63°40'12" W, A DISTANCE OF 192.36 FEET, TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 76.29 FEET, A RADIUS OF 185.00 FEET, A DELTA ANGLE OF 23°37'38", A CHORD BEARING OF N 51°54'24" W, AND A CHORD LENGTH OF 75.75 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 49°54'25" W, A DISTANCE OF 2.48 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF INTERSTATE 40, N 32°16'41" W, A DISTANCE OF 379.80 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 17°24'39" W, A DISTANCE OF 105.95 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X" DIMPLE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 282.45 FEET, A RADIUS OF 222.30 FEET, A DELTA ANGLE OF 72°47'56", A CHORD BEARING OF N 53°33'57" W, AND A CHORD LENGTH OF 263.83 FEET TO A POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°57'36" W, A DISTANCE OF 112.84 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 10472";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 31.34 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°47'17", A CHORD BEARING OF N 45°08'46" W, AND A CHORD LENGTH OF 28.23 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, N.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT SIX COURSES, N 89°22'44" W, A DISTANCE OF 5.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL AN MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE N 00°02'22" W, A DISTANCE OF 49.88 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°59'36" E, A DISTANCE OF 15.69 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°00'24" E, A DISTANCE OF 280.42 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°59'36" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°02'10" E, A DISTANCE OF 122.41 FEET; TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 72.6394 ACRES (3,164,173 SQUARE FEET), MORE OR LESS, LESS THAN AND EXCEPTING THE FOLLOWING FOUR PARCELS;

### EXCEPTIONS

#### PARCELS A-2 AND A-3

PARCEL A-2 AND PARCEL A-3 OF THE PLAT OF PARCELS A-1 THRU A-3 AND C-A2 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 23, 1994, IN BOOK 94C, PAGE 281, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, FROM WHENCE A TIE TO A FOUND BRASS CAP MARKED "WINROCK PT 8" ON THE SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. AND THE MOST NORTHWESTERLY CORNER OF PARCEL A-A-1-A, BEARS N 28°09'17" E, A DISTANCE OF 907.74 FEET MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983";

THENCE FROM SAID POINT OF BEGINNING, N 59°22'09" E, A DISTANCE OF 136.37 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 5823";

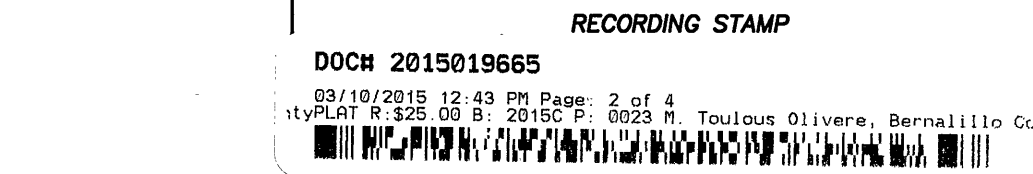
THENCE S 83°52'00" E, A DISTANCE OF 288.00 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 5823";

THENCE N 63°40'48" E, A DISTANCE OF 284.42 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";

THENCE N 44°05'23" E, A DISTANCE OF 340.54 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";

THENCE S 71°37'05" E, A DISTANCE OF 200.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 9750";

THENCE N 18°23'02" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 9750";



THENCE S 71°37'14" E, A DISTANCE OF 300.00 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";

THENCE S 43°51'57" E, A DISTANCE OF 220.38 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 76.36 FEET, A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 58°20'02", A CHORD BEARING OF S 14°39'23" E, AND A CHORD LENGTH OF 73.10 FEET MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";

THENCE S 14°18'26" W, A DISTANCE OF 346.89 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";

THENCE N 71°38'58" W, A DISTANCE OF 252.18 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 9750";

THENCE S 18°21'02" W, A DISTANCE OF 57.70 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET)

THENCE N 71°38'58" W, A DISTANCE OF 132.79 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE S 18°21'02" W, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'58" W, A DISTANCE OF 60.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 18°21'02" E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'58" W, A DISTANCE OF 105.82 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE S 18°21'02" W, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°14'41" W, A DISTANCE OF 62.63 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 17°23'18" W, A DISTANCE OF 162.16 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 71°50'21" W, A DISTANCE OF 121.08 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 20°13'46" W, A DISTANCE OF 30.19 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 71°38'18" W, A DISTANCE OF 161.59 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE S 18°21'44" W, A DISTANCE OF 128.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'16" W, A DISTANCE OF 131.90 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 18°21'44" E, A DISTANCE OF 128.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'16" W, A DISTANCE OF 97.65 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 37°04'06" W, A DISTANCE OF 83.73 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 18°34'29" W, A DISTANCE OF 60.93 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 71°57'34" W, A DISTANCE OF 127.82 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11808";

THENCE N 26°47'32" W, A DISTANCE OF 284.38 FEET TO THE POINT OF BEGINNING, CONTAINING 15.4701 ACRES (673,877 SQUARE FEET), MORE OR LESS

#### PARCEL A-1-A-2

PARCEL A-1-A-2 OF THE PLAT OF PARCELS A-1-A-1 AND A-1-A-2 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 31, 2012, IN BOOK 2012C, PAGE 130, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF DESCRIBED PARCEL MARKED BY A SET CHISELED "X" FROM WHENCE A TIE TO A FOUND PK NAIL STAMPED "PS 10472", BEARS N 75°43'44" W, A DISTANCE OF 353.00 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 83°43'03" E, A DISTANCE OF 123.79 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983";

THENCE S 13°26'08" W, A DISTANCE OF 187.41 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND CHISELED "X";

THENCE N 90°00'00" W, A DISTANCE OF 130.01 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A SET CHISELED "X";

THENCE N 03°38'02" W, A DISTANCE OF 50.04 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983";

THENCE N 05°16'54" E, A DISTANCE OF 132.96 FEET TO A POINT OF CURVATURE MARKED BY A SET CHISELED "X";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 43.62 FEET, A RADIUS OF 311.82 FEET, A DELTA ANGLE OF 08°00'52", A CHORD BEARING OF N 71°57'56" E, AND A CHORD LENGTH OF 43.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.6531 ACRES (28,450 SQUARE FEET), MORE OR LESS

#### PARCEL B

PARCEL B OF THE PLAT OF HUNT SPECTRUM DEVELOPMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 26, 1979, D09-184, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH SHINER FROM WHENCE A TIE TO A FOUND PK NAIL STAMPED "PS 10472", BEARS N 46°27'03" W, A DISTANCE OF 1057.81 FEET;

## Replat of

## Parcel A-1-A-1-A-1 and Parcel E-1-A

# Winrock Center Addition

Albuquerque, Bernalillo County, New Mexico

August 2013

THENCE FROM SAID POINT OF BEGINNING, S 71°40'56" E, A DISTANCE OF 309.92 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 18°19'04" W, A DISTANCE OF 403.41 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 63°40'56" W, A DISTANCE OF 312.32 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 5823";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 65.74 FEET, A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 31°23'22", A CHORD BEARING OF N 47°59'06" W, AND A CHORD LENGTH OF 64.92 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 5823";

THENCE N 32°17'36" W, A DISTANCE OF 195.42 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 63°19'04" E, A DISTANCE OF 296.76 FEET TO THE POINT OF BEGINNING, CONTAINING 3.6250 ACRES (157,903 SQUARE FEET), MORE OR LESS

#### PARCEL A-1-A-1-B

PARCEL A-1-A-1-B OF THE PLAT OF TRACTS A-1-A-1-A AND A-1-A-1-B OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 04, 2013, IN BOOK 2013C, PAGE 29, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER DESCRIBED PARCEL FROM WHENCE A TIE TO THE SOUTHERNMOST CORNER OF PARCEL A-1-A-1-A MARKED BY A FOUND BRASS CAP "WINROCK 1979 DTM 1010", LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 40 (ROW VARIES), BEARS N 40°27'27" E, A DISTANCE OF 637.58 FEET;

THENCE FROM SAID POINT OF BEGINNING N 30°59'30" W, A DISTANCE OF 4.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 05°15'31" E, A DISTANCE OF 45.11 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 84°44'32" W, A DISTANCE OF 33.08 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 30°59'28" W, A DISTANCE OF 21.86 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 05°15'28" E, A DISTANCE OF 90.16 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 167.46, A RADIUS OF 127.00 FEET, A DELTA ANGLE OF 75°33'02", A CHORD BEARING OF N 01°04'11" E, AND A CHORD LENGTH OF 155.6 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 05°15'28" E, A DISTANCE OF 110.04 FEET TO THE NORTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 84°42'49" E, A DISTANCE OF 242.29 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 30°47'18" E, A DISTANCE OF 8.56 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 05°18'43" W, A DISTANCE OF 67.02 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 29°52'48" W, A DISTANCE OF 69.78 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 05°15'28" W, A DISTANCE OF 130.51 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

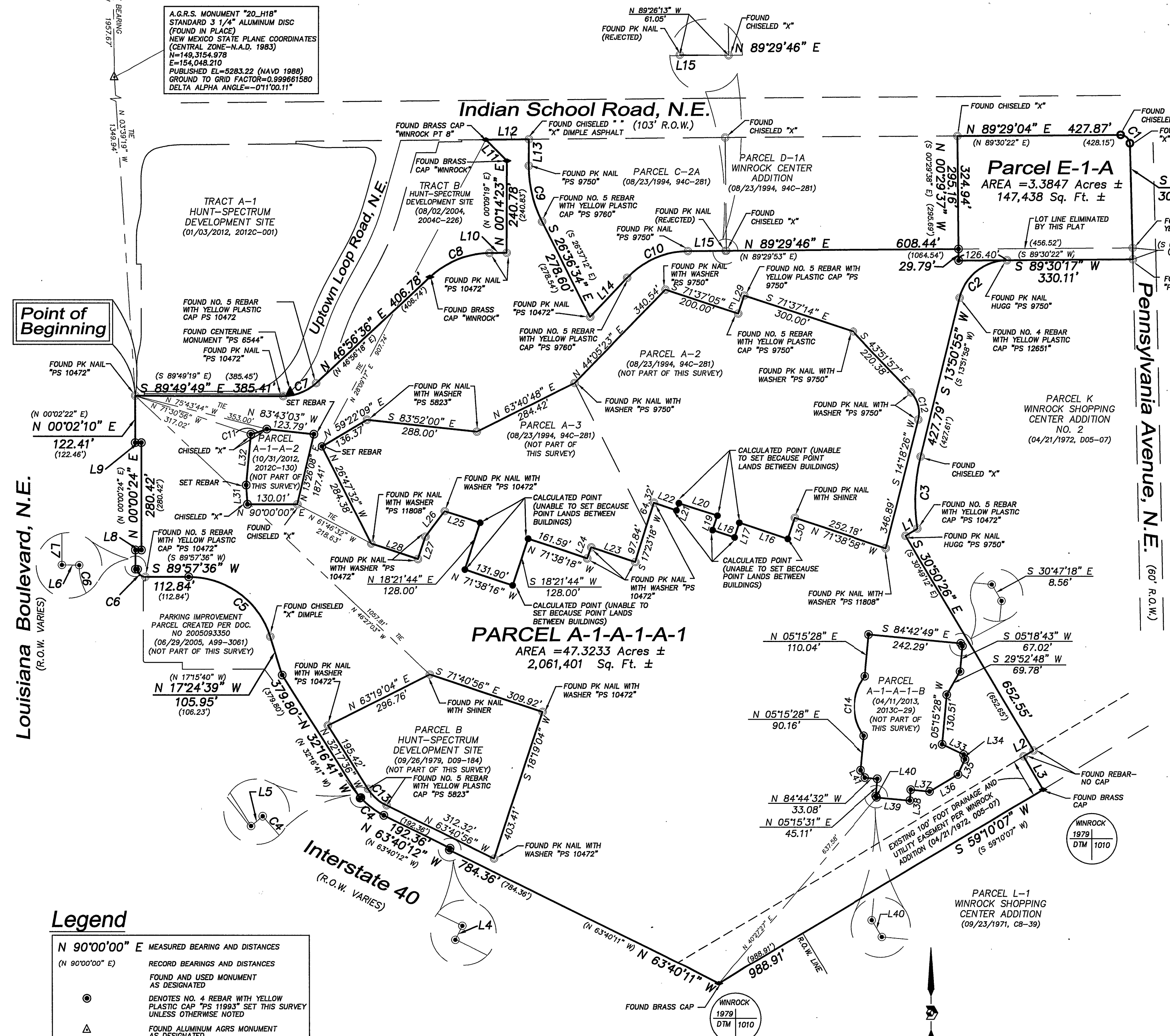
THENCE S 64°43'16

RECORDING STAMP  
 DOCH 2015019665  
 03/10/2015 12:43 PM Page: 3 of 4  
 City/PLAT R: \$25.00 B: 2015C P: 0023 M: Toulous Olivere, Bernalillo Co

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

A.G.R.S. MONUMENT "15\_H18"  
 STANDARD 3 1/4" ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=149,511.771  
 E=154,019.848  
 PUBLISHED EL=5303.91 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999660624  
 DELTA ALPHA ANGLE=-011'00.43"

A.G.R.S. MONUMENT "20\_H18"  
 STANDARD 3 1/4" ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=149,315.978  
 E=154,048.210  
 PUBLISHED EL=5283.22 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999661580  
 DELTA ALPHA ANGLE=-011'00.11"



**Line Table**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 58°43'21" W	36.18'	L23	N 71°50'21" W	121.08'
L2	(S 59°02'20" W)	(35.83')	L24	(S 20°13'46" W)	(30.19')
L3	S 59°09'48" W	30.01'	L25	(S 20°13'46" W)	(30.19')
L4	(S 59°11'12" W)	(30.00')	L26	(S 20°13'46" W)	(30.19')
L5	S 30°41'42" E	100.08'	L27	(S 20°13'46" W)	(30.19')
L6	(S 30°49'12" E)	(100.00')	L28	(S 20°13'46" W)	(30.19')
L7	S 26°19'48" E	5.03'	L29	(S 20°13'46" W)	(30.19')
L8	(S 59°02'20" W)	(30.00')	L30	(S 20°13'46" W)	(30.19')
L9	S 49°54'25" W	2.48'	L31	(S 20°13'46" W)	(30.19')
L10	(S 49°54'25" W)	(2.48')	L32	(S 20°13'46" W)	(30.19')
L11	N 89°22'44" W	5.66'	L33	(S 20°13'46" W)	(30.19')
L12	(N 89°22'44" W)	(5.66')	L34	(S 20°13'46" W)	(30.19')
L13	N 00°02'22" W	49.88'	L35	(S 20°13'46" W)	(30.19')
L14	(N 00°02'22" W)	(49.88')	L36	(S 20°13'46" W)	(30.19')
L15	N 89°59'36" E	15.69'	L37	(S 20°13'46" W)	(30.19')
L16	(N 89°59'36" E)	(15.69')	L38	(S 20°13'46" W)	(30.19')
L17	N 89°59'36" W	15.92'	L39	(S 20°13'46" W)	(30.19')
L18	(N 89°59'36" W)	(15.92')	L40	(S 20°13'46" W)	(30.19')
L19	N 89°59'36" W	15.92'	L41	(S 20°13'46" W)	(30.19')
L20	(N 89°59'36" W)	(15.92')			
L21	N 89°59'36" W	15.92'			
L22	(N 89°59'36" W)	(15.92')			

NOTE: FIELD BEARINGS AND DISTANCES MATCH RECORD FOR L34 THROUGH L41.

**Curve Table**

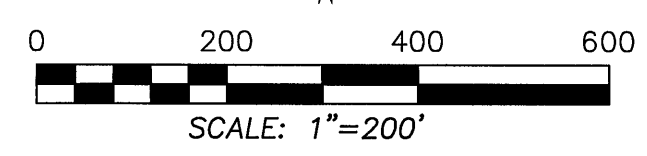
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	35.37'	21.38'	81°03'45"	S 48°03'09" E	32.49'
C2	128.84'	170.09'	100.01'	75°38'24"	S 51°44'41" W	158.00'
C3	486.38'	189.49'	96.96'	22°19'19"	S 02°01'20" W	188.29'
C4	185.00'	76.29'	38.69'	23°37'38"	N 51°54'24" W	75.75'
C5	222.30'	282.45'	163.89'	72°47'56"	N 53°33'57" W	263.83'
C6	20.00'	31.34'	19.93'	89°47'17"	N 45°08'46" W	28.23'
C7	125.00'	94.32'	49.53'	43°14'04"	N 68°33'39" E	92.10'
C8	230.00'	170.83'	89.57'	42°33'21"	N 68°12'59" E	166.93'
C9	322.00'	151.38'	77.12'	26°56'11"	S 13°09'53" E	149.99'
C10	220.45'	178.02'	94.18'	46°16'05"	N 66°28'44" E	173.22'
C11	311.82'	43.62'	21.85'	8°00'54"	S 71°58'24" W	43.58'
C12	75.00'	76.36'	41.86'	58°20'02"	S 14°39'23" E	73.10'
C13	120.00'	65.74'	33.72'	31°23'22"	N 47°59'06" W	64.92'
C14	127.00'	167.46'	98.42'	75°33'02"	N 01°04'11" E	155.59'

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY UNLESS OTHERWISE NOTED
- ▲ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- ▲ FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED
- ◆ FOUND BRASS CAP AS DESIGNATED
- CALCULATED POINT (UNABLE TO SET BECAUSE POINT LANDS BETWEEN BUILDINGS)

NOTE: SEE SHEET 4 OF 4 FOR EASEMENT INFORMATION

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



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



OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199

866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

EXISTING EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT

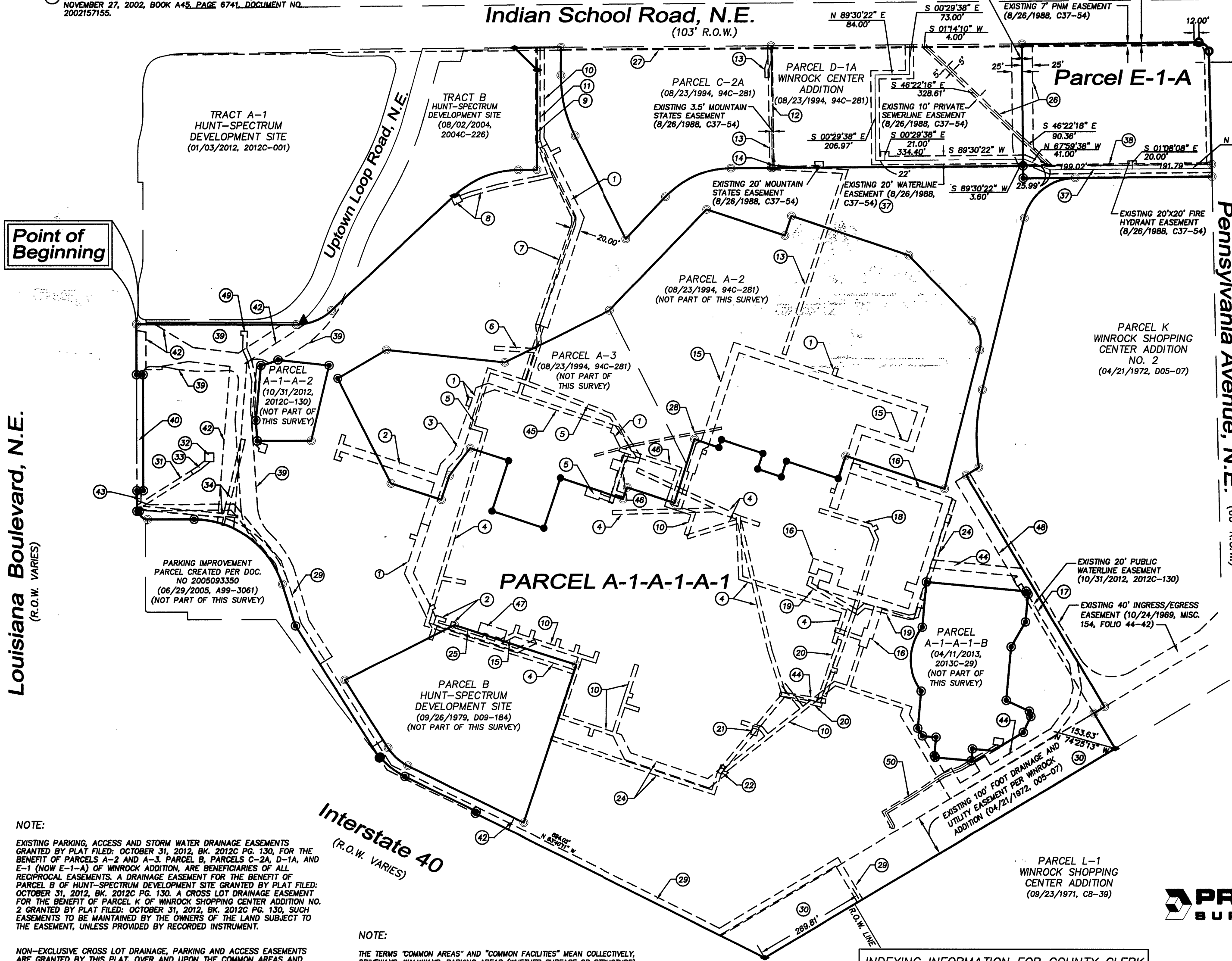
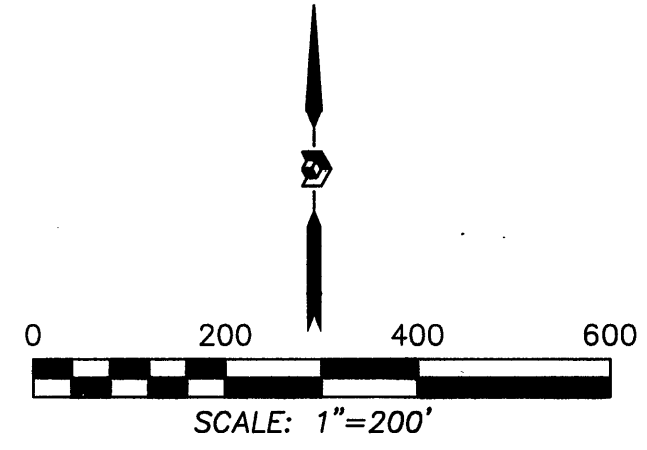
1. EXISTING WATERLINES EASEMENT FILED: MARCH 9, 1993, BOOK 93-8 PGS. 1435 -1451 AS DOCUMENT NO. 93023664.
2. EXISTING WATERLINE EASEMENTS FILED: NOVEMBER 2, 1993, BOOK 93-31, PG. 1413 AS DOCUMENT NO. 93123089.
3. EXISTING WATERLINE EASEMENTS, FILED: SEPTEMBER 1, 1993, BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984.
4. EXISTING 10' P.N.M. EASEMENT, FILED: AUGUST 4, 1961, BOOK D 605, PAGE 531.
5. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC., UNDERGROUND EASEMENT, FILED: AUGUST 25, 1993, BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93093164.
6. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC., UNDERGROUND EASEMENT, FILED: MARCH 1, 1994, BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94028293.
7. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC., UNDERGROUND EASEMENT, FILED: AUGUST 25, 1993, BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93093165.
8. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC., UNDERGROUND EASEMENT, FILED: NOVEMBER 2, 1993, BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134663.
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT, FILED: NOVEMBER 18, 1980, BOOK D 571, PAGE 432, AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
10. EXISTING EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, BOOK 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 C6, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54, AS SHOWN ON THE RECORDED PLAT, FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
11. EXISTING P.N.M. AND M.S.T. & T. EASEMENT, FILED: APRIL 8, 1980, BOOK D 536, PAGE 597, AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
12. EXISTING M.S.T. & T. RIGHT-OF-WAY EASEMENT, FILED: APRIL 8, 1985, BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079.
13. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: AUGUST 12, 1986, BOOK MISC. 382A, PAGE 553, AS DOCUMENT NO. 8674791.
14. EXISTING M.S.T. & T. RIGHT-OF-WAY EASEMENT, FILED: NOVEMBER 29, 1984, BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471.
15. EXISTING 20' WATERLINE EASEMENT FILED: JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157, (AS TO PARCELS 1 AND 9), 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 QUILCLAIM DEED, FILED: FEBRUARY 3, 1987, 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. EXISTING WATERLINE EASEMENT, FILED: MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 781, AS DOCUMENT NO. 8946173, REFILED: MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743.
17. EXISTING DECLARATION OF INGRESS, EGRESS EASEMENT, FILED: OCTOBER 24, 1989, BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED: JULY 24, 1997, BOOK MISC. 514A, PAGE 596, AS DOCUMENT NO. 08777830, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017.
18. EXISTING 5' PRIVATE P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: SEPTEMBER 20, 1994, BOOK MISC. 157A, PAGE 321, AS DOCUMENT NO. 8472484.
19. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: DECEMBER 23, 1985, BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 858248A.
20. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 694, AS DOCUMENT NO. 843826, BERNALILLO COUNTY, PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.
21. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: JANUARY 30, 1991, BOOK BCR 91-2, PAGE 3512, AS DOCUMENT NO. 918993.
22. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: DECEMBER 23, 1985, BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 858248A.
23. EXISTING UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED: AUGUST 13, 1992, BOOK D 654, PAGE 583, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017.
24. EXISTING WATER, ELECTRICAL AND TELEPHONE EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED: IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
25. EXISTING INGRESS, EGRESS MOTEL EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED: AUGUST 13, 1992, BOOK D 654, PAGE 583, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017.
26. EXISTING EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED: IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1988, IN PLAT BOOK C37, FOLIO 54.
27. EXISTING P.N.M. AND M.S.T. & T. EASEMENT, FILED: DECEMBER 9, 1980, RECORDED IN BOOK D 574, PAGE 79.

28. EXISTING COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION, FILED: MARCH 8, 1995, BK 95-6, PG 2371, AS DOCUMENT NO. 95023422.
29. EXISTING 15' WATER TRANSMISSION LINE EASEMENT, FILED: JANUARY 12, 1987, RECORDED IN BOOK R/W 143, PAGE 599.
30. EXISTING 100' DRAINAGE AND UTILITY EASEMENT FILED: APRIL 1, 1953, VOL. D1, FOLIO 86.
31. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2823-2826.
32. EXISTING P.N.M. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2827-2830.
33. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
34. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
35. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2815-2822.
36. EXISTING EASEMENT AGREEMENT AND COVENANT, FILED: NOVEMBER 27, 2002, BOOK A46, PAGE 6741, DOCUMENT NO. 2002157155.

37. EXISTING 20' WATER LINE EASEMENT, FILED: AUGUST 26, 1988, BOOK C37, PAGE 54.
38. EXISTING GRANT OF EASEMENT FOR ENCROACHMENT, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.
39. EXISTING ROAD AND UNDERGROUND UTILITY EASEMENT, FILED: MAY 24, 2004, RECORDED IN BOOK 877 PAGE 976B, AS DOCUMENT NO. 2004069960.
40. EXISTING PERMANENT SIDEWALK EASEMENT, FILED: APRIL 20, 1992, BOOK BCR 92-9, PAGE 1889, AS DOCUMENT NO. 9235897.
41. EXISTING 10' P.N.M. ELECTRIC LINE CROSSING EASEMENT, FILED: ON AUGUST 11, 2004, BOOK AB2, PAGE 3527.
42. EXISTING DRAINAGE EASEMENT CME-1, BERNALILLO COUNTY BOOK A99 PAGE 3061 RECORDED ON 06/29/2005.
43. EXISTING 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012, BK 2012C PAGE 130.
44. EXISTING 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012, BK 2012C PAGE 130.
45. EXISTING 10' WATERLINE EASEMENT FILED: SEPTEMBER 20, 1965, VOL. D-786, PAGES 426-429, AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

- RECORDING STAMP
- DOCH 2015019665
- 03/10/2015 12:43 PM Page: 4 of 4  
 PLAT R: 525.00 B: 2015C P: 0023 M. Toulous Olivere, Bernalillo Co
46. EXISTING WATERLINE EASEMENTS, FILED: OCTOBER 10, 1972, BOOK D5 FOLIO 54, AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
  47. EXISTING 66'X26 HEATING AND AIR CONDITIONING BUILDING EASEMENT, FILED: AUGUST 13, 1962, BOOK D654 FOLIO 583, 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.
  48. EXISTING INGRESS/INGRESS RIGHT EASEMENT FILED: (10/24/1969, MISC. 154 FOLIO 44-42)
  49. EXISTING PNM ELECTRIC LINE EASEMENT FILED: (09/26/2012M DOC. # 2012100043).
  50. EXISTING 10' PNM LINE & TRANSFORMER EASEMENT FILED: (07/25/2013, DOC# 2013083443)

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



Point of Beginning

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

NOTE:

EXISTING PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED BY PLAT FILED: OCTOBER 31, 2012, BK. 2012C PG. 130, FOR THE BENEFIT OF PARCELS A-2 AND A-3, PARCEL B, PARCELS C-2A, D-1A, AND E-1 (NOW E-1-A) OF WINROCK ADDITION, ARE BENEFICIARIES OF ALL RECIPROCAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY PLAT FILED: OCTOBER 31, 2012, BK. 2012C PG. 130, A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 GRANTED BY PLAT FILED: OCTOBER 31, 2012, BK. 2012C PG. 130, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

NOTE:

THE TERMS "COMMON AREAS" AND "COMMON FACILITIES" MEAN COLLECTIVELY, DRIVEWAYS, WALKWAYS, PARKING AREAS (WHETHER SURFACE OR STRUCTURE), ROADWAYS NOT DEDICATED TO THE PUBLIC, SIDEWALKS, LANDSCAPED AND HARDSCAPED AREAS, EXTERIOR COURTS AND COURTYARDS, AND ALL OTHER AREAS AND FACILITIES THAT ARE PROVIDED AND DESIGNATED FROM TIME TO TIME, BY OWNER FOR THE GENERAL NONEXCLUSIVE USE AND CONVENIENCE OF OWNER AND OTHER TENANTS, OCCUPANTS AND INVITEES OF THE PROPERTY.

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

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199

866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX



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

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

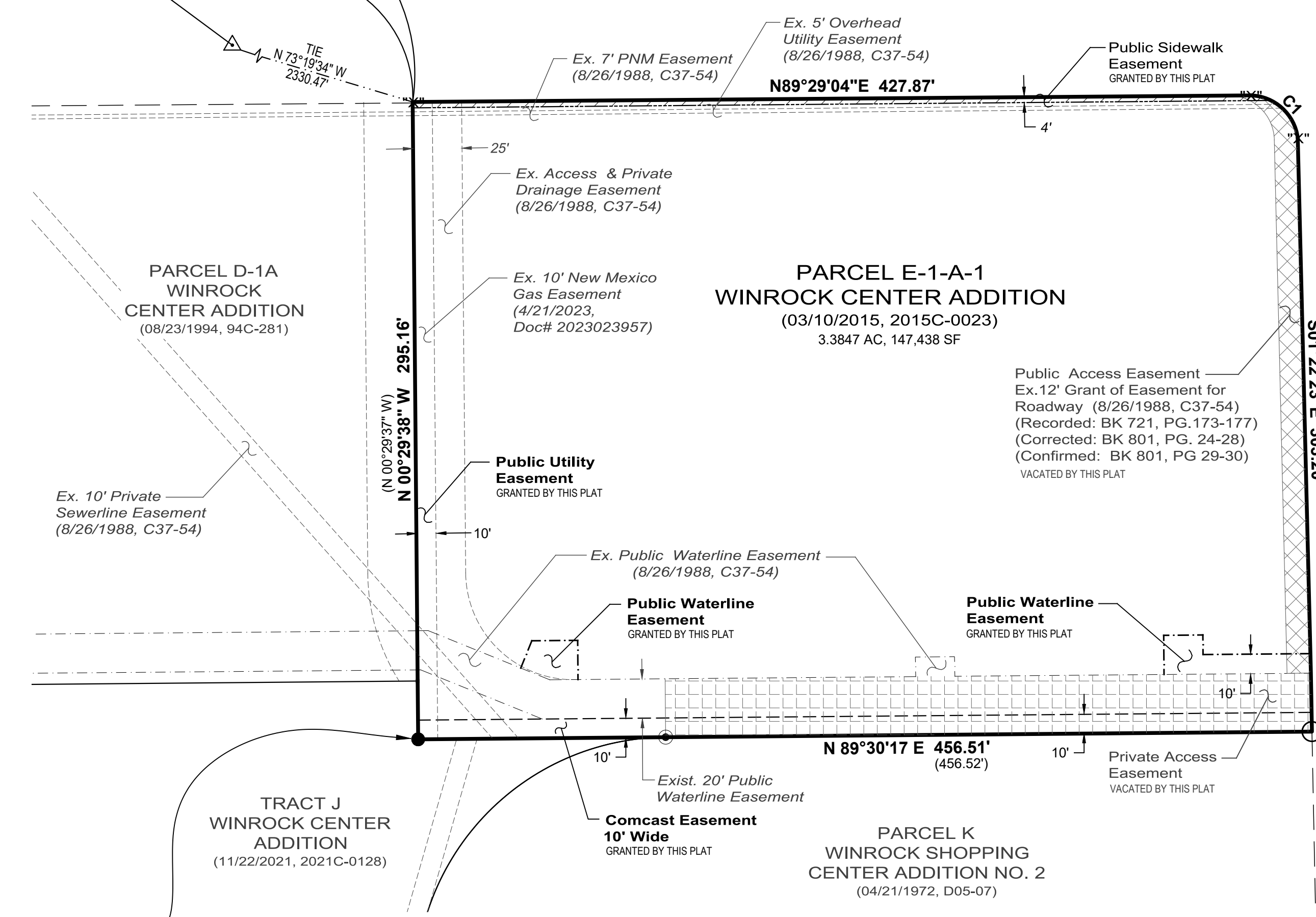
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

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"

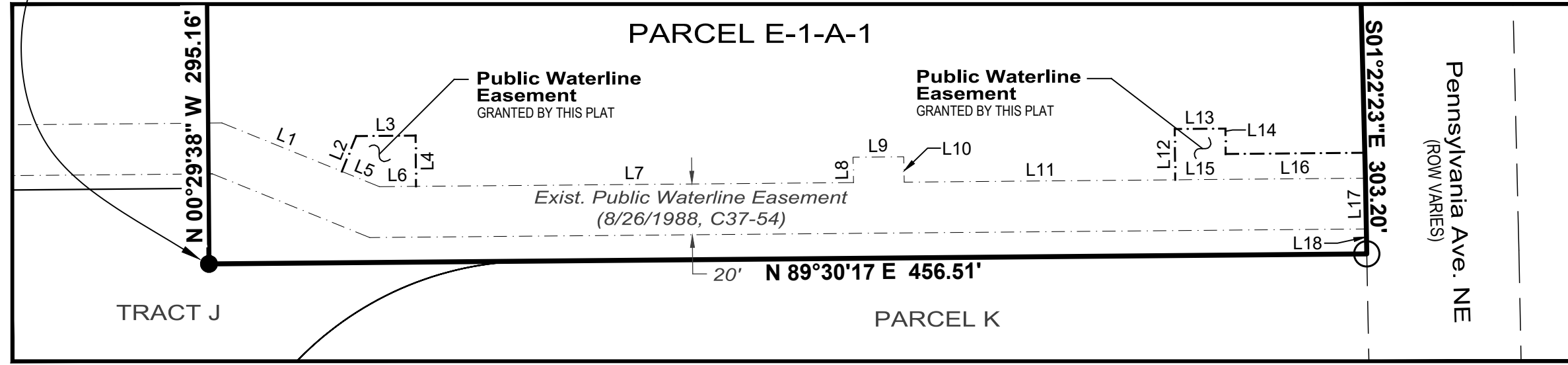
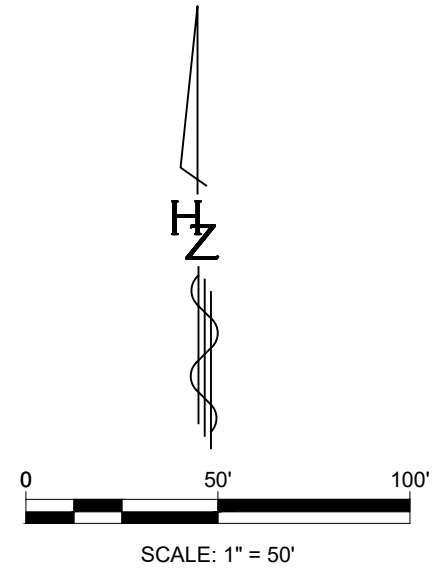
**Point of Beginning**



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

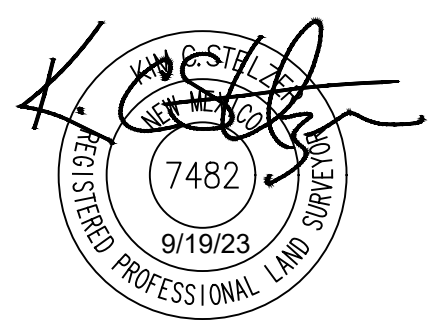
**LEGEND**

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



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S67°59'38"E	51.02'
L2	N22°00'22"E	15.03'
L3	N89°30'22"E	23.42'
L4	S00°29'38"E	20.00'
L5	S67°59'38"E	15.97'
L6	N89°30'22"E	14.42'
L7	N89°30'22"E	172.50'
L8	N01°08'08"W	10.00'
L9	N89°29'53"E	20.00'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L10	S01°08'08"E	10.00'
L11	N89°30'22"E	106.83'
L12	N00°29'38"W	20.00'
L13	N89°30'22"E	20.00'
L14	S00°29'38"E	10.00'
L15	N89°30'22"E	20.00'
L16	N89°30'22"E	54.83'
L17	S01°22'23"E	20.00'
L18	S01°22'23"E	9.82'



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

Plotted: 3/11/2024 2:07:27 PM, By: Eddings, Scott  
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# FINAL PLAT PARCEL E-1-A-1 WINROCK CENTER ADDITION

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

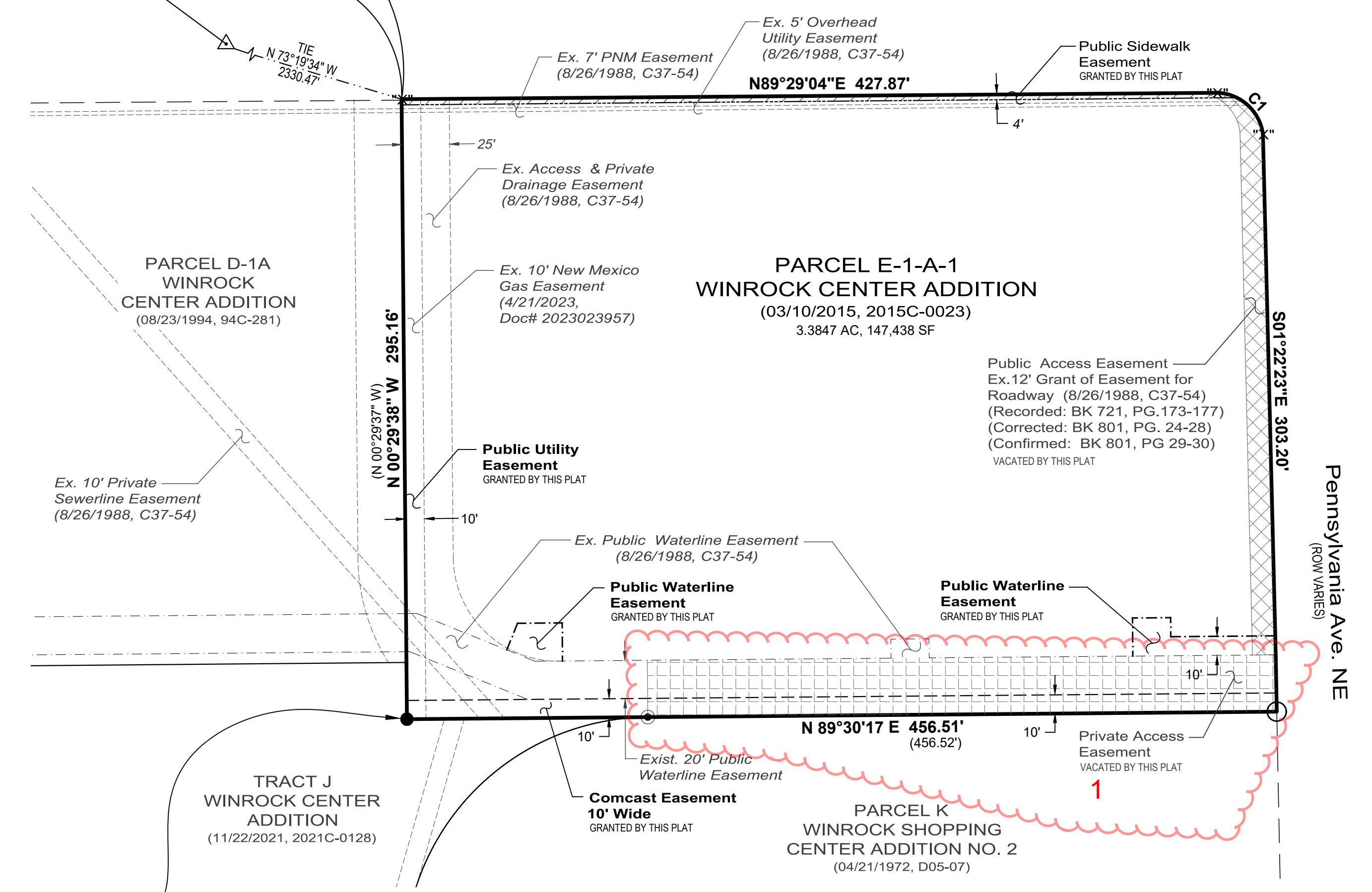
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

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"

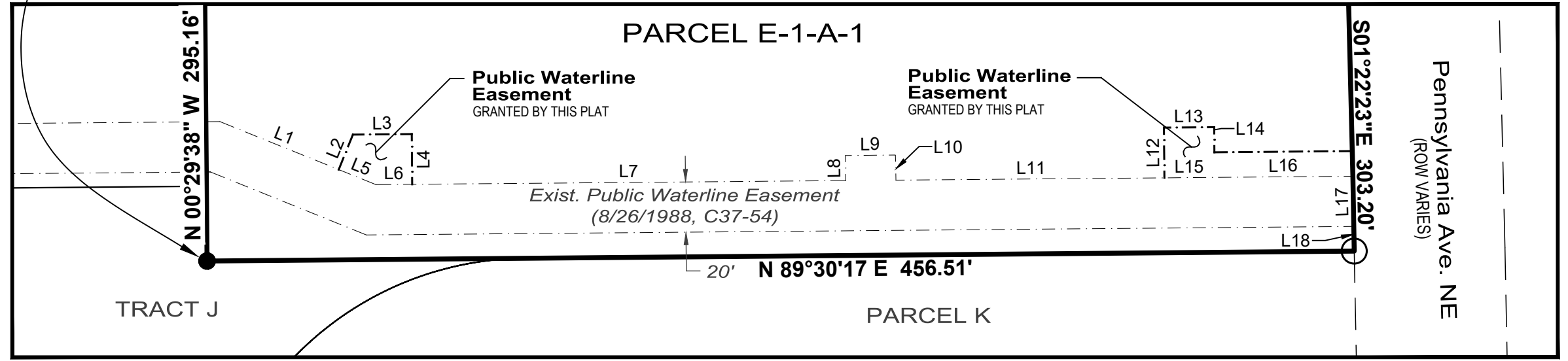
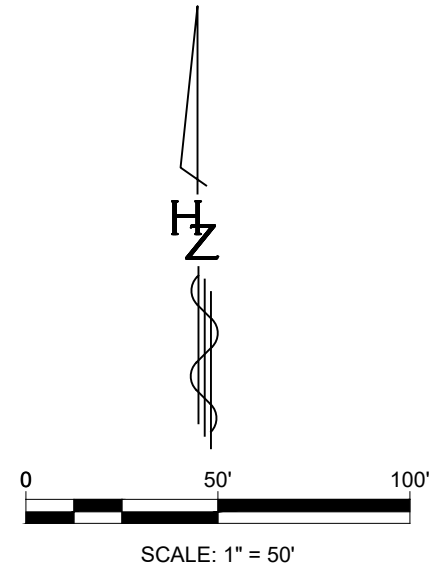
**Point of Beginning**



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

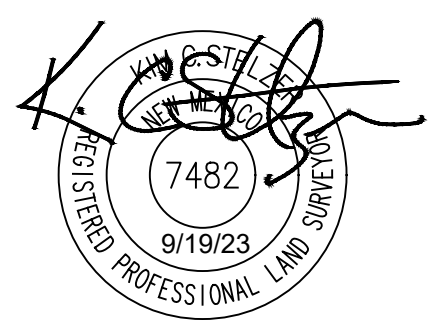
**LEGEND**

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



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S67°59'38"E	51.02'
L2	N22°00'22"E	15.03'
L3	N89°30'22"E	23.42'
L4	S00°29'38"E	20.00'
L5	S67°59'38"E	15.97'
L6	N89°30'22"E	14.42'
L7	N89°30'22"E	172.50'
L8	N01°08'08"W	10.00'
L9	N89°29'53"E	20.00'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L10	S01°08'08"E	10.00'
L11	N89°30'22"E	106.83'
L12	N00°29'38"W	20.00'
L13	N89°30'22"E	20.00'
L14	S00°29'38"E	10.00'
L15	N89°30'22"E	20.00'
L16	N89°30'22"E	54.83'
L17	S01°22'23"E	20.00'
L18	S01°22'23"E	9.82'



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

Plotted: 3/11/2024 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, seddings



September 20 2023

City of Albuquerque Planning Department  
600 2nd St NW  
Albuquerque, NM 87102

**RE: Tract E1A Platting Effort  
7500 Indian School Road NE**

This Letter authorizes Huitt Zollars to represent Winrock Partners LLC, owner of the property located at 7500 Indian School Road NE regarding the platting effort for tract E1A.

Please contact me at 505-249-4858 if there are any questions.

Sincerely,

*Darin Sand*

Darin Sand  
Senior Vice President  
Winrock Partners, LLC



July 9, 2024

City of Albuquerque  
DHO Chairman  
Plaza del Sol Building  
600 Second Street NW  
Albuquerque, NM 87102

**Re: Criteria Justification for DHO Plat Amendment and Vacation of Private Easement Request  
Parcel E-1-A-1 Winrock Center Addition  
Zone Atlas J-19**

Dear Chairman:

On behalf of Winrock Pads, LLC, Huitt-Zollars is requesting review and comment for approval a minor amendment to plat and a vacation of private easement for Parcel E-1-A of the Winrock Center Addition. Parcel renamed to E-1-A-1 with this action. In accordance with Table 6-1-1 the vacation of private easement requires a pre-application per subsection 6-4C. A Sketch Plat was presented to the DFT on October 18, 2023 for project PR-2018-00157 / PS-2023-00170. Our request meets all known requirements and we look forward to presenting the application to the DHO. Additionally we emailed a courtesy copy of the pending plat to the ABQ Park NA, District 7 Coalition of Neighborhood Associations and Inez NA and informed them of the platting application to the DHO.

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: Darin Sand, Goodman Realty  
File: <H:\proj\R312987.01 - The Lofts at Winrock Svy DRB Site Plan\08 Deliverables\08.6 DHO Plat\Easement Vacation E-1A submittal>



## DEVELOPMENT FACILITATION TEAM REVIEW SHEET

### CASES FOR REVIEW AND COMMENT FOR:

**October 18, 2023**

**Join Zoom Meeting:**

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

**To access all DFT files:**

<https://sfftp.cabq.gov/link/00Xb1NFKGOU/>

## **DFT - CASES FOR REVIEW AND COMMENT**

***Comments due – October 17th***

1. [\*\*PR-2023-009368\*\*](#)

**SI-2023-01642 – SITE PLAN DFT**

**REQUEST:** SITE PLAN ADMINISTRATIVE DFT FOR A MULTIFAMILY DEVELOPMENT. THE PROPOSED DEVELOPMENT INCLUDES 82 DWELLING UNITS WITH ADDITIONAL SUPPORT AND AMENITY SPACES.

**LOTS/SUBDIVISION:**

**ADDRESS/LOCATION:** 10501 CENTRAL AVE NE between EUBANK and JUAN TABO

**ZONED:** MX-H

**IDO:** 2022

2. [\*\*PR-2022-007153\*\*](#)

**SI-2023-01646 – SITE PLAN DFT**

**REQUEST:** DEMOLITIONS OF EXISTING 1-STORY WAREHOUSE BUILDING ON SUBJECT SITE AND CONSTRUCTION OF A NEW 6-STORY BUILDING COMPRISED OF HOTEL AND RELATED USES

**LOTS/SUBDIVISION:** LOT A, STEWART & WALKER

**ADDRESS/LOCATION:** 1904 BELLAMAH AVE NW between 20<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW

**ZONED:** NR-LM

**IDO:** 2022

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3. [PR-2022-007645](#)

**SI-2023-01509 – SITE PLAN DFT**

**REQUEST:** SITE PLAN DFT FOR CANNABIS CULTIVATION WAREHOUSE. THE PROPOSED WAREHOUSE IS BEING DEVELOPED ON EXISTING PRIVATE PROPERTY WHEREIN A PLAT HAS BEEN RECORDED SUBDIVIDING THE PROPERTY BY THE SAME OWNER.

**LOTS/SUBDIVISION:** LOT 2-B, TRACT S-1, ATRISCO BUSINESS PARK, UNIT 2

**ADDRESS/LOCATION:** 7401 LOS VOLCANES NW between UNSER & COORS and LOS VOLCANES & FORTUNA

**ZONED:** NR-BP

**IDO:** 2022

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4. [PR-2019-003158](#)

**PS-2023-00164 – SKETCH PLAT**

**REQUEST:** CREATE 2 TRACTS FROM ONE EXISTING TRACT, DEDICATE ADDITIONAL STREET RIGHT-OF-WAY

**LOTS/SUBDIVISION:** TRACT B BLOCK 19, UNIT 3, NORTH ALBUQUERQUE ACRES, TRACT 3

**ADDRESS/LOCATION:** 8130 VENTURA ST NE between HOLLY AVE and PASEO DEL NORTE

**ZONED:** MX-L

**IDO:** 2022

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5. [PR-2022-006673](#)

**PS-2023-00165 – SKETCH PLAT**

**REQUEST:** CREATE 2 TRACTS FROM 1 EXISTING TRACT

**LOTS/SUBDIVISION:** TRACT 1-A BLOCK 101, BRENTWOOD HILLS

**ADDRESS/LOCATION:** 2600 JUAN TABO BLVD NE between CANDELARIA RD and LEXINGTON AVE

**ZONED:** MX-M

**IDO:** 2022

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6. [PR-2020-004024](#)

**PS-2023-00166 – SKETCH PLAT**

**REQUEST:** CREATE 4 NEW TRACTS FROM 3 EXISTING TRACTS, VACATE A PORTION OF A PRIVATE ACCESS EASEMENT 20, GRANT PUBLIC UTILITY EASEMENT

**LOTS/SUBDIVISION:** TRACTS H-5A, H-6B AND H-9A, VENTANA SQUARE AT VENTANA RANCH

**ADDRESS/LOCATION:** ON UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW

**ZONED:** MX-M

**IDO:** 2022

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7. [PR-2023-009349](#)

**PS-2023-00168 – SKETCH PLAT**

**REQUEST:** LOT SPLIT

**LOTS/SUBDIVISION:** LOT 1, QUAKER HEIGHTS ADDITION

**ADDRESS/LOCATION:** 6001 WESTERN TR NW between ATRISCO and FRIENDLY PLACE

**ZONED:** R-A

**IDO:** 2022

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8. [PR-2018-001579](#)

**PS-2023-00170 – SKETCH PLAT**

**REQUEST:** VACATE CURRENT PRIVATE AND PUBLIC EASEMENT ACCESS EASEMENTS TO GRANT PUBLIC SIDEWALK UTILITY AND ABCWUA EASEMENTS

**LOTS/SUBDIVISION:** TRACT E-1-A, WINROCK CENTER ADDITION

**ADDRESS/LOCATION:** 7500 INDIAN SCHOOL RD NE between PENNSYLVANIA ST NE and WINROCK LOOP

**ZONED:** MX-M

**IDO:** 2022

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9. [PR-2023-009354](#)

**PS-2023-00171 – SKETCH PLAT**

**REQUEST:** RELOCATION OF PNM EASEMENT, ADJOIN LOTS INTO ONE PARCEL

**LOTS/SUBDIVISION:** LOTS 10 AND 11, BLOCK 7, ALTURA ADDITION

**ADDRESS/LOCATION:** 4416 & 4424 ROYENE NE between AE MANANA NE and WASHINGTON ST

**ZONED:** R1-D

**IDO:** 2022

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10. [PR-2023-009380](#)

**PS-2023-00172 – SKETCH PLAT**

**REQUEST:** CREATE 1 NEW LOT FROM 7 EXISTING LOTS

**LOTS/SUBDIVISION:** LOTS 1 THRU 7, BLOCK 3, PANARAMA ADDITION

**ADDRESS/LOCATION:** SW CORNER OF SAN JACINTO AVE and GEORGENE DR NE between COPPER AVE NE and CONEJO RD NE

**ZONED:** MX-M

**IDO:** 2022

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11. [PR-2023-009382](#)

**PS-2023-00174 – SKETCH PLAT**

**REQUEST:** THE DEPARTMENT OF SENIOR AFFAIRS WISHES TO CONSTRUCT A NEW MULTIGENERATIONAL FACILITY ON THE NW CORNER OF THE SITE. THE CITY OWNS 3 OF THE 4 LOTS ON THE SITE. THE 4TH LOT IS OWNED BY OTHERS. BECAUSE OF THE NEW BUILDING'S PLACEMENT IS ON TWO PLATS, THE CITY REQUESTS THE ELIMINATION OF A PROPERTY LINE.

**LOTS/SUBDIVISION:** LOT 1, LOT 2, LOT 3 AND LOT 4, CIBOLA LOOP SUBDIVISION

**ADDRESS/LOCATION:** 10402 WEST CIBOLA LOOP BETWEEN ELLISON DR NW AND COORS BLVD

**ZONED:** MX-L, MX-M

**IDO:** 2022

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**From:** [Gomez, Angela J.](#)  
**To:** [Eddings, Scott](#); [sand@goodmanrealty.com](mailto:sand@goodmanrealty.com)  
**Cc:** [Brissette, Renee C.](#); [Biazar, Shahab](#); [kcadena@abcwua.org](mailto:kcadena@abcwua.org); [Gomez, Angela J.](#); [Armijo, Ernest M.](#); [Sommerfeldt, Cheryl](#); [Wolfley, Jolene](#); [Rodenbeck, Jay B.](#); [hhilland@abcwua.org](mailto:hhilland@abcwua.org); [ebergeron@abcwua.org](mailto:ebergeron@abcwua.org); [Webb, Robert L.](#); [Palmer, Jeffrey](#); [ahoule@abcwua.org](mailto:ahoule@abcwua.org); [Trujillo, Concetta M.](#); [Garcia, Amy](#); [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org); [Phelan, Whitney A.](#); [Chen, Tiequan](#); [Strange, Bonnie S.](#); [Aulick, Hannah](#); [ishell@abcwua.org](mailto:ishell@abcwua.org)  
**Subject:** October 18th\_DFT Comments for Item #8\_PR-2018-001579  
**Date:** Tuesday, October 17, 2023 5:01:50 PM  
**Attachments:** [PR-2018-001579 Combined Comments.pdf](#)

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Good afternoon,

Attached are DFT comments **for item #8\_PR-2018-001579**. Any remaining DFT comments will be provided as soon as they are made available for distribution.

DFT staff will meet up with you in the order as listed on the attached agenda remotely via Zoom on Wednesday, **October 18th at 9:00 am** (see Zoom meeting instructions below).

**Applicants/agents:** If you do not wish want to meet up with DFT staff, please let me and Jay Rodenbeck ([jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)) know ASAP.

The Zoom Meeting invitation information is as follows:

Join Zoom Meeting

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

Best,  
Angela ~



**ANGELA GOMEZ**

DRB hearing monitor  
Development Review Services

o 505.924.3946

e [agomez@cabq.gov](mailto:agomez@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

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with sender if unexpected.