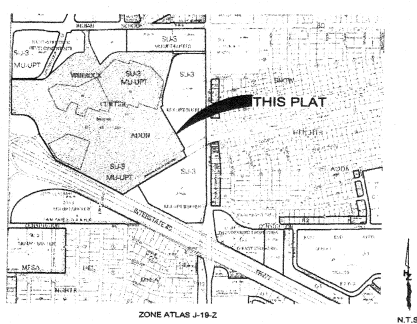




DOCS 2021137236
11/27/2021 10:07 AM
Bernalillo County

FINAL PLAT
PARCEL Z-1 & Z-2
AND
TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 1 OF 14

PURPOSE OF THIS PLAT

The purpose of this Plat is to create three (3) tracts. Tract E is divided into E-1 and E-2. Tract F is divided into F-2 and F-3. Parcel Z is divided Z-1 and Tract J.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S65°04'00"W, 365.00')
3. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "LH18A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF NEGAN SCHOOL RD. NE AND PIONEERBLVD. ST. NE
4. PLAT GROUND TO GRID FACTOR: 0.999991603853
5. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 14 OF THIS PLAT.
6. 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:
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FITTINGS, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST 48/48 CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, MOBILE PHONE SIGNALING AND CLOSURES.
 4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST 48/48 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, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF COMING UPON, OVER AND ACROSS ADJACENT LOTS OF GRANTOR FOR THE PURPOSES SET FORTH HEREON AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTOR, 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 HEREON, NO BUILDING, SOIL, POOL, (UNDERGROUND OR OVERGROUND), MUST THE CONDUIT OR WOOD POOL, BUCKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

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

TREASURER'S CERTIFICATION

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

PARCEL Z, UPG # 101905812640920410
PARCEL E, UPG # 101905808937620420
PARCEL F, UPG # 101905808937620421

BERNALILLO COUNTY TREASURERS OFFICE:

BY: [Signature] DATE: 11/22/21

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.

[Signature] 3/9/22
Kim C. Stelzer, N.M.P.L.S. NO. 7482
DATE

SUBDIVISION DATA

DOB NO.	2019-001579	PLAT ACRES (Gross)	28.3081
NO. OF LOTS	4	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	28.0358
NO. OF TRACTS	5	TRACT ACRES	13.2223
STREET MILES (FULL)	0	STREET ACRES	0

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 THEREON; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURED 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.

[Signature] 3/9/21
WINROCK PARTNERS, LLC
GARY O. GOODMAN, AUTHORIZED SIGNATORY: / DATE

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 9th 2021
BY GARY O. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/28/24



PROJECT NO. 2018-001579

APPLICATION NO. SD-2021-00035

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES	<u>[Signature]</u> <u>5/18/2021</u>
NEW MEXICO GAS COMPANY	<u>[Signature]</u> <u>5/19/2021</u>
QWEST CORPORATION 48/48 CenturyLink QC	<u>Natalia Antonia</u> <u>6/28/21</u>
COMCAST	<u>[Signature]</u> <u>5/17/21</u>

CITY APPROVALS

CITY SURVEYOR	<u>Loree N. Rendon P.S.</u> <u>3/24/2021</u>
REAL PROPERTY DIVISION	<u>N/A</u>
ENVIRONMENTAL HEALTH DEPARTMENT	<u>N/A</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>[Signature]</u> <u>Nov 10, 2021</u>
AS-CITY	<u>[Signature]</u> <u>Nov 9, 2021</u>
PARKS & RECREATION DEPARTMENT	<u>[Signature]</u> <u>4/5/2021</u>
AMATCA	<u>[Signature]</u> <u>Nov 9, 2021</u>
CITY ENGINEER/ARTHOLOGY	<u>[Signature]</u> <u>Nov 10, 2021</u>
CODE ENFORCEMENT	<u>[Signature]</u> <u>Nov 17, 2021</u>
DRD CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u>

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

2021C-128

(1)

WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 2 OF 14

LEGAL DESCRIPTION

PARCEL 2-1 OF THE PLAT OF PARCELS A-1-A-1-A-1-A-1 AND A-1-A-1-A-1-A-2 OF THE MINOR 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 MARCH 18, 2018, IN BOOK 2018, PAGE 0032, 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 BENTH OF WAY LINE OF LOUISIANA BOULEVARD, NE (O.G.W. VARIER), FROM WHENCE A TIE TO A.G.R.S. MONUMENT "20.318" BEING N 03°59'19" E. A DISTANCE OF 134.964 9" FEET;

THENCE S 89°40'47" E. A DISTANCE OF 358.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 94.32 FEET, A RADIUS OF 1250.0 FEET, A DELTA ANGLE OF 43°14'40" E, A CHORD BEARING N 68°24'40" E, A DISTANCE OF 162.41 FEET TO A POINT ON A CURVE MARKED BY A BRASS CAP MARKED "W8000";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 173.35 FEET, A RADIUS OF 2300.0 FEET, A DELTA ANGLE OF 43°14'40" E, A CHORD BEARING N 68°24'40" E, A DISTANCE OF 162.41 FEET TO A POINT MARKED "W8000";

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	43°14'04"	125.00	N88°33'02"E	92.10	94.32
C2	42°01'48"	230.00	N88°13'24"E	167.41	171.35
C3	28°56'11"	322.00	S33°03'05"E	148.99	151.39
C4	48°16'05"	220.45	N88°26'44"E	173.22	178.02
C5	17°50'28"	128.84	S51°44'14"W	150.00	150.00
C6	22°20'14"	483.38	S2°04'28"W	188.42	189.62
C7	23°37'18"	165.00	N51°34'24"W	75.75	76.29
C8	82°47'18"	222.30	S87°13'31"W	263.63	262.45
C9	87°47'17"	20.00	N45°00'00"E	20.00	21.21
C10	34°01'59"	34.00	S75°59'15"E	34.00	35.80
C11	35°09'12"	400.00	S87°33'17"W	241.29	245.07
C12	13°07'18"	160.00	N67°00'23"E	38.51	38.96
C13	87°09'58"	91.06	N88°55'58"E	136.55	154.59
C14	72°17'47"	94.48	S88°07'44"E	58.95	58.98
C15	88°06'43"	100.00	S2°16'28"E	44.28	49.80
C16	84°54'16"	130.00	S0°40'26"W	29.21	29.23
C17	90°38'29"	30.00	S43°11'11"W	43.70	45.03
C18	88°56'45"	72.00	N0°49'28"E	11.19	12.10
C19	82°03'43"	90.00	N50°46'56"E	71.32	75.41
C20	91°06'49"	1033.50	N89°19'31"W	150.33	157.37
C21	90°00'00"	30.00	N88°30'05"W	42.47	47.12
C22	131°47'51"	25.00	N04°06'28"E	45.64	67.51
C23	12°51'00"	185.00	S87°03'10"E	32.44	32.44
C24	90°00'00"	30.00	N88°30'05"W	42.47	47.12
C25	31°11'43"	186.00	S54°23'02"E	105.79	107.11
C26	90°00'00"	30.00	N88°30'05"W	42.47	47.12
C27	14°30'59"	278.00	N04°00'10"E	70.20	70.43
C28	24°00'00"	280.00	N50°32'08"W	123.63	124.57
C29	13°02'01"	183.00	S78°40'05"E	47.88	48.62
C30	19°20'11"	117.00	S78°40'05"E	30.61	30.70
C31	24°58'12"	100.00	N57°11'11"W	43.24	43.58
C32	88°12'27"	130.00	N1°38'11"E	35.69	42.00
C33	22°58'22"	280.00	N20°15'08"E	193.56	194.29
C34	7°56'43"	183.00	S72°42'32"E	10.41	10.41
C35	12°05'17"	183.00	S80°13'30"E	35.34	35.61
C36	10'20'51"	177.00	S78°40'05"E	30.61	30.61
C41	24°24'56"	64.00	S72°42'32"E	20.64	20.64
C42	24°33'51"	30.00	S51°56'37"W	40.17	44.02
C43	87°33'00"	30.00	S78°40'05"E	30.68	30.13
C44	71°33'02"	127.00	N10°141"E	155.59	157.40
C45	11°19'17"	117.00	N20°32'20"W	24.68	24.68
C46	31°05'24"	117.00	N72°49'30"E	6.50	6.50
C47	10'20'51"	183.00	S78°40'05"E	47.88	48.62

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S09°45'16"	265.41	L67	N13°17'41"	128.00
L2	N46°54'57"	600.37	L68	N11°07'19"	97.80
L3	N20°25'20"	44.92	L69	S33°06'06"	83.72
L4	N00°14'23"	240.78	L70	S18°24'30"	60.97
L5	N45°07'20"	77.46	L71	N11°07'34"	17.87
L6	N09°24'07"	112.37	L72	N20°13'24"	284.38
L7	S02°21'15"	68.73	L73	S09°22'09"	136.37
L8	S28°34'34"	276.60	L74	S83°50'02"	288.00
L9	N43°17'16"	140.57	L75	N03°40'48"	284.42
L10	N03°33'48"	100.12	L76	S59°49'49"	32.34
L11	N09°29'48"	608.44	L77	S05°15'54"	83.54
L12	S02°59'37"	29.79	L78	S03°00'32"	124.64
L13	N03°17'15"	126.40	L79	S02°00'00"	119.54
L14	N01°00'47"	427.58	L80	N00°00'03"	1.06
L15	S24°43'17"	367.19	L81	N03°00'30"	44.47
L16	S20°20'20"	652.56	L82	N05°16'54"	54.41
L17	S59°04'06"	30.01	L83	S83°03'02"	108.27
L18	S20°14'42"	100.08	L84	S09°42'19"	165.51
L19	S59°07'30"	688.91	L85	N05°11'37"	25.00
L20	N63°14'15"	784.39	L86	N03°38'02"	90.90
L21	N06°19'48"	5.07	L87	N00°00'00"	137.26
L22	N63°10'12"	102.30	L88	N00°00'00"	95.92
L23	S48°54'25"	2.48	L89	S27°29'45"	95.37
L24	N32°15'41"	379.80	L90	S00°00'00"	64.29
L25	N17°24'50"	105.95	L91	S89°75'36"	88.85
L26	S85°50'50"	112.84	L92	N03°00'00"	244.60
L27	N02°22'49"	5.88	L93	N01°48'50"	23.60
L28	N00°00'27"	49.38	L94	N17°18'50"	64.79
L29	N00°00'36"	16.99	L95	N18°04'03"	258.77
L30	N00°00'24"	280.42	L96	S71°14'08"	155.21
L31	N00°00'16"	15.92	L97	S71°14'08"	106.37
L32	N69°56'10"	122.41	L98	S11°03'37"	583.80
L33	S14°18'09"	346.89	L99	N00°00'00"	307.87
L34	N01°13'58"	250.18	L100	N38°20'30"	81.28
L35	S18°21'02"	67.70	L101	N41°14'42"	51.57
L36	N03°18'50"	132.79	L102	S71°14'08"	373.29
L37	S18°21'02"	49.00	L103	S05°26'27"	53.56
L38	N01°13'58"	60.00	L104	S67°29'12"	194.32
L39	N18°10'02"	45.90	L105	S00°00'00"	202.80
L40	N01°13'58"	580.50	L106	N11°05'15"	16.24
L41	S18°21'02"	60.00	L107	S71°43'02"	182.20
L42	N17°14'19"	62.32	L108	S11°05'15"	21.20
L43	S17°18'50"	84.93	L109	S25°09'17"	166.38
L44	N20°13'37"	417.17	L110	N18°45'02"	653.89
L45	N44°02'22"	340.54	L111	S71°14'08"	284.40
L46	S17°15'09"	200.00	L112	S59°03'30"	512.01
L47	N18°10'02"	50.00	L113	N03°26'20"	64.60
L48	S17°13'14"	300.00	L114	N00°00'00"	4.40
L49	S43°14'02"	220.42	L115	N00°15'11"	45.11
L50	M63°22'02"	54.09	L116	N40°44'22"	33.58
L51	S26°35'54"	272.91	L117	N00°00'00"	21.80
L52	S50°04'49"	51.54	L118	S00°00'00"	20.20
L53	S09°12'09"	91.42	L119	S00°00'00"	16.84
L54	S02°59'34"	252.42	L120	S52°52'06"	242.79
L55	S17°23'19"	97.84	L121	S30°47'16"	8.95
L56	N17°02'13"	121.08	L122	S55°16'40"	67.02
L57	S20°14'48"	30.19	L123	S20°52'46"	69.79
L58	N03°18'50"	161.69	L124	S00°00'00"	120.51
L59	N18°14'16"	128.00	L125	S64°43'16"	61.90
L60	N17°19'15"	131.90	L126	S11°38'09"	13.20

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

DOC# 2021137236
11/22/2021 02:26 PM Page: 2 of 14
PLAT R: 525.00 B: 2021C P: 0128 Linda Glover, Bernillo County

SAID ELEVEN (11) EXCEPTIONS CONTAINING 29,947 ACRES (2,609,017 SQUARE FEET), MORE OR LESS,
LEAVING A NET AREA OF 39,3081 ACRES (1,134,119 SQUARE FEET), NOW COMPRISING PARCEL Z-1, PARCEL A-2-A
TRACTS E-1, E-2, F-2, F-3 & J MINOROCK CENTER ADDITION.

(2)

PRELIMINARY PLAT
 PARCEL Z-1 & Z-2
 AND
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019
 SHEET 3 OF 14

LEGEND

- Point Monument (as indicated on this sheet)
 - Concrete Center Marker in lot
 - Ref Monument: Refer to Survey No. 10,000
 - Ref Monument: Refer to Survey No. 10,000
- Where possible, fence measurements are taken with
 Winrock 100 ft. tape

SCALE: 1" = 200'

NOTES

1. See Sheet 4-8 for Existing Easements.
2. See Sheets 9-14 for New Tracts.
3. See Sheet 1 for Line and Curve Tables.
4. Bearings and Distances within Parentheses are Record Data.

HUETT-ZOLLARS
 Huett-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505) 892-6141

2021C-128

(3)

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

SEE SHEETS 5 - 8 FOR DETAIL LOCATION OF EASEMENTS

EXISTING EASEMENTS

EXISTING EASEMENTS WITHIN THE BOUNDARY
OF THIS PLAT

- [illegible]

- [illegible]

- [illegible]

- | | |
|----|---|
| 89 | 20 th Public Drainage Easement
Filed: 9/23/2019 Doc. No. 2010080902
Book 2019C, Page 0088 |
| 90 | 20 th Public Drainage Easement
Filed: 9/23/2019 Doc. No. 2010080902
Book 2019C, Page 0088 |
| 91 | 55 th Public Access Easement
Filed: 9/23/2019 Doc. No. 2010080902
Book 2019C, Page 0088 |
| 92 | Public Drainage Easement
Filed: 9/23/2019 Doc. No. 2010080902
Book 2019C, Page 0088 |
| 93 | 20 th Public Drainage Easement
Filed: 9/23/2019 Doc. No. 2010080902
Book 2019C, Page 0088 |
| 94 | Public Roadway, Drainage and A.B.C.W.U.A. Easement
Filed: 9/23/2019 Doc. No. 2010080902
Book 2019C, Page 0088 |

NOTE

[illegible]

NOTE

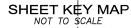
THE TERMS "COMMON AREAS" AND "COMMON FACILITIES" MEAN COLLECTIVELY, DRIVEWAYS, WALKWAYS, PARKING AREAS (WHETHER SURFACE OR STRUCTURE), ROADWAYS NOT DEDICATED TO THE PUBLIC, SIDEWALKS, LANDSCAPED AND HARDSCAPED AREAS, EXTERIOR COURTS AND COURTYARDS, AND ALL OTHER AREAS AND FACILITIES THAT ARE PROVIDED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

NOTE

NH GAS HAS A 10' WIDE EASEMENT "AS INSTALLED" ON THE MAIN LINES, WITHIN PARCEL A-1-A-1-A-1-A-1 (AKA PARCEL 2) FOR MAINTENANCE AND PROVIDING SERVICE.

DOCH 2021137236
11/22/2021 02:25 PM Page: 5 of 14
PLAT R: \$25.00 S: 2021C P: 0129 Linda Stover, Bernallillo Count
[Barcode]

Indian School Road N.E.
103' R/W



Louisiana Blvd. N.E.

ana Blv
RW Varies

PUBLIC WATER AND/OR
SANITARY SEWER EASEMENT
PRIVATE WATER AND/OR
SANITARY SEWER EASEMENT
PUBLIC ACCESS EASEMENT
PUBLIC DRAINAGE EASEMENT
PUBLIC ELECTRIC EASEMENT
TELECOMMUNICATIONS EASEMENT
TRACT/PARCEL LINE
CITY RIGHT-OF-WAY

TRACT A-1
HUNT-SPECTRUM DEVELOPMENT SITE
(01/03/2012, 2012C-001)

Uptown Loop Road N.E.
RW Varies

TRACT H
WINROCK CENTER ADDN.
(09/23/2019,
2019C-088)
(NOT PART OF
THIS SURVEY)

PARCEL A-3
08/23/1994, 94C-281)
PART OF THIS SURVEY)

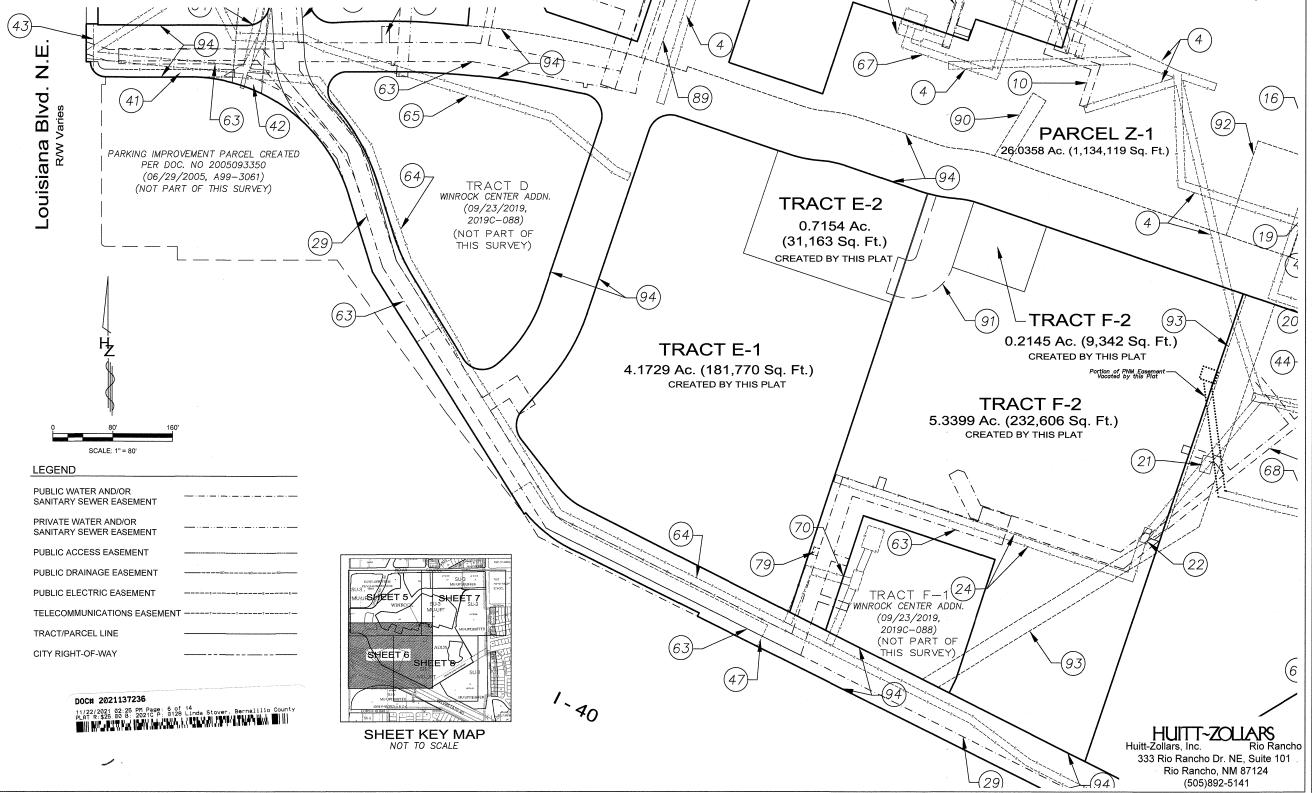
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

Printed: 8/27/2021 12:37:27 PM, By: Edings, Scott
 H:\proj\R31\1688-01 - Marriott Hotel at Winrock Town Center\05 Design\05.11 Survey\Plt\OLD\Minord\Center_Plot01
 Z:\Editing\Edits\Edits.dwg
 Left Saved: 8/27/2021 12:37:19 PM, settings

2021C-128

(5)

FINAL PLAT
 PARCEL Z-1 & Z-2
 AND
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019
 SHEET 6 OF 14
EXISTING EASEMENTS

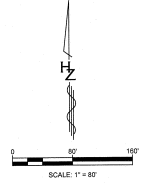
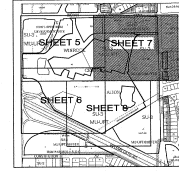
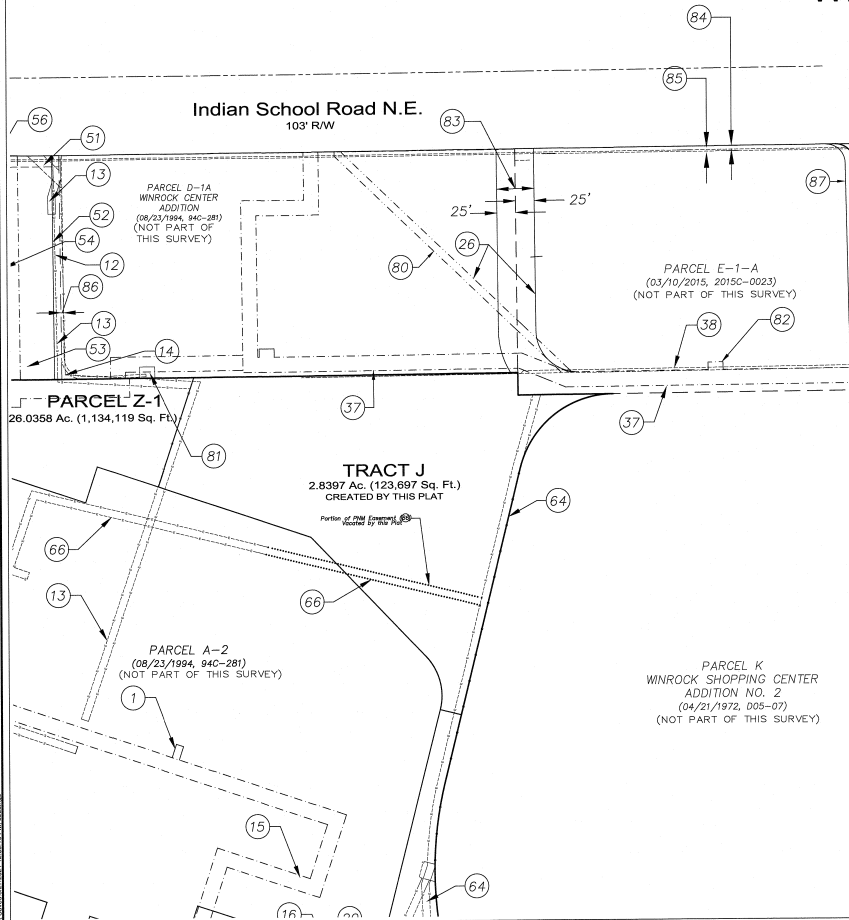


2021C-128

(6)

DOC# 2021137236
ALBUQUERQUE, NM 87102-1000
DATE OF SURVEY: NOVEMBER 2019
SHEET 7 OF 14

FINAL PLAT
PARCEL Z-1 & Z-2
AND
TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 7 OF 14
EXISTING EASEMENTS



LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	----
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	----
PUBLIC ACCESS EASEMENT	----
PUBLIC DRAINAGE EASEMENT	----
PUBLIC ELECTRIC EASEMENT	----
TELECOMMUNICATIONS EASEMENT	----
TRACT/PARCEL LINE	----
CITY RIGHT-OF-WAY	----

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

(7)

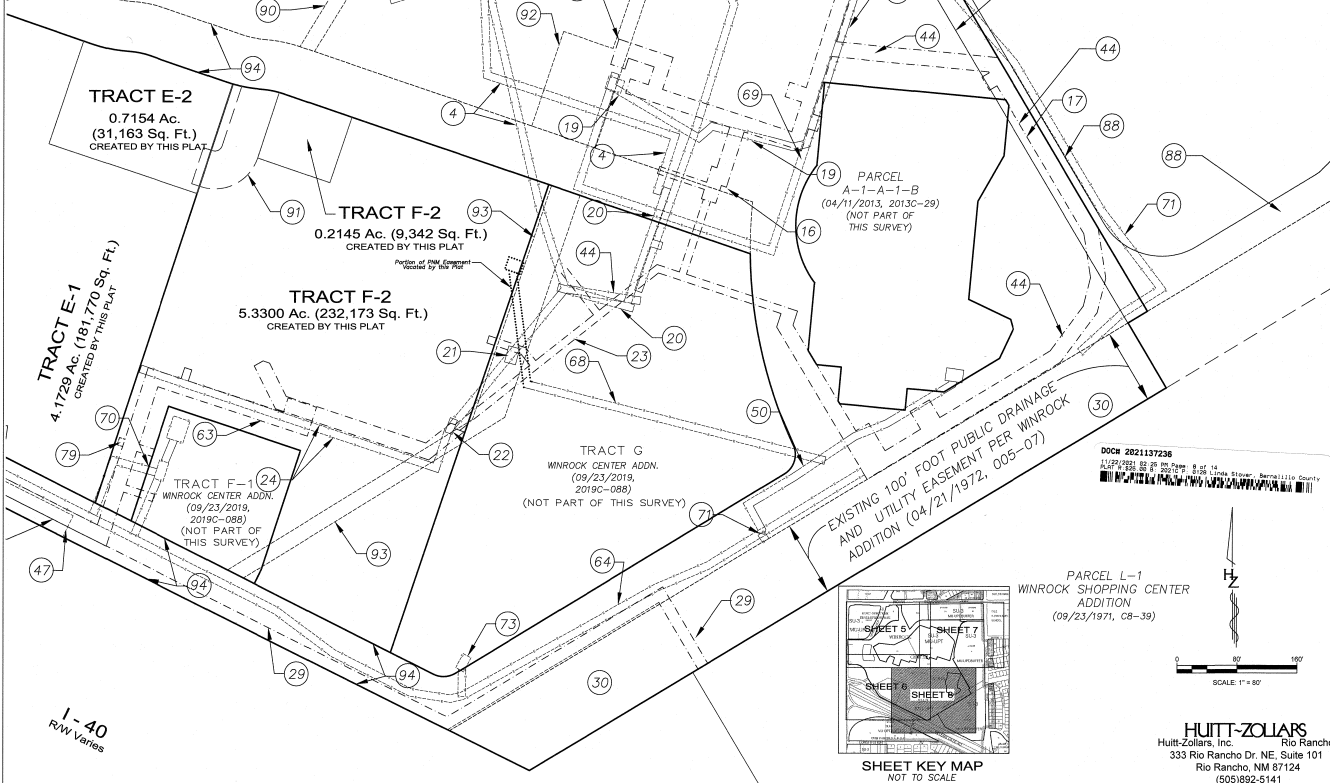
2021C-12f

Printed: 07/07/2021, 12:38:23 PM, Rio Rancho, NM
Z-1, E-1, F-1, G-1, H-1, I-1, J-1, K-1, L-1, M-1, N-1, O-1, P-1, Q-1, R-1, S-1, T-1, U-1, V-1, W-1, X-1, Y-1, Z-1
Parcel: 26.0358 Ac. (1,134,119 Sq. Ft.)
Tract: 2.8397 Ac. (123,697 Sq. Ft.)
Sheet: 7 of 14

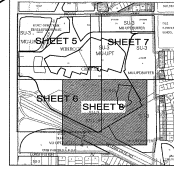
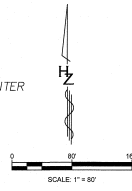
FINAL PLAT
 PARCEL Z-1 & Z-2
 AND
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019
 SHEET 8 OF 14
EXISTING EASEMENTS

LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	----
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	----
PUBLIC ACCESS EASEMENT	----
PUBLIC DRAINAGE EASEMENT	----
PUBLIC ELECTRIC EASEMENT	----
TELECOMMUNICATIONS EASEMENT	----
TRACT/PARCEL LINE	----
CITY RIGHT-OF-WAY	----



DOCH 2021137236
 ALBUQUERQUE, NM 87102-1000
 10/23/2019 10:00:00 AM 10/23/2019 10:00:00 AM
 10/23/2019 10:00:00 AM 10/23/2019 10:00:00 AM



PARCEL L-1
 WINROCK SHOPPING CENTER
 ADDITION
 (09/23/1971, CB-39)

HUITT-ZOLIARS
 Huitt-Zoliars, Inc.
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)862-6141

Plotted: 10/23/2019 10:00:00 AM By: [Name] Sheet
 Project: 20190001 - Alameda Addition and Winrock Town Center/CD/Drainage/Center Parcel
 User: [Name]
 Job: Survey of Section 18, T. 10 N., R. 4 E., N.M.P.M., Bernalillo County, New Mexico

2021c-128

(8)

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019
 SHEET 9 OF 14

11/22/2021 02:25 PM Page: 9 of 14
PLAT R-325 00 S: 2021C P: 0128 Linda Stover, Bernalillo County

Existing Roadway Easement
(Filed 5/24/2004 Bk. 877 Pg. 9768)

C17 176

1.08

no.

327

6.

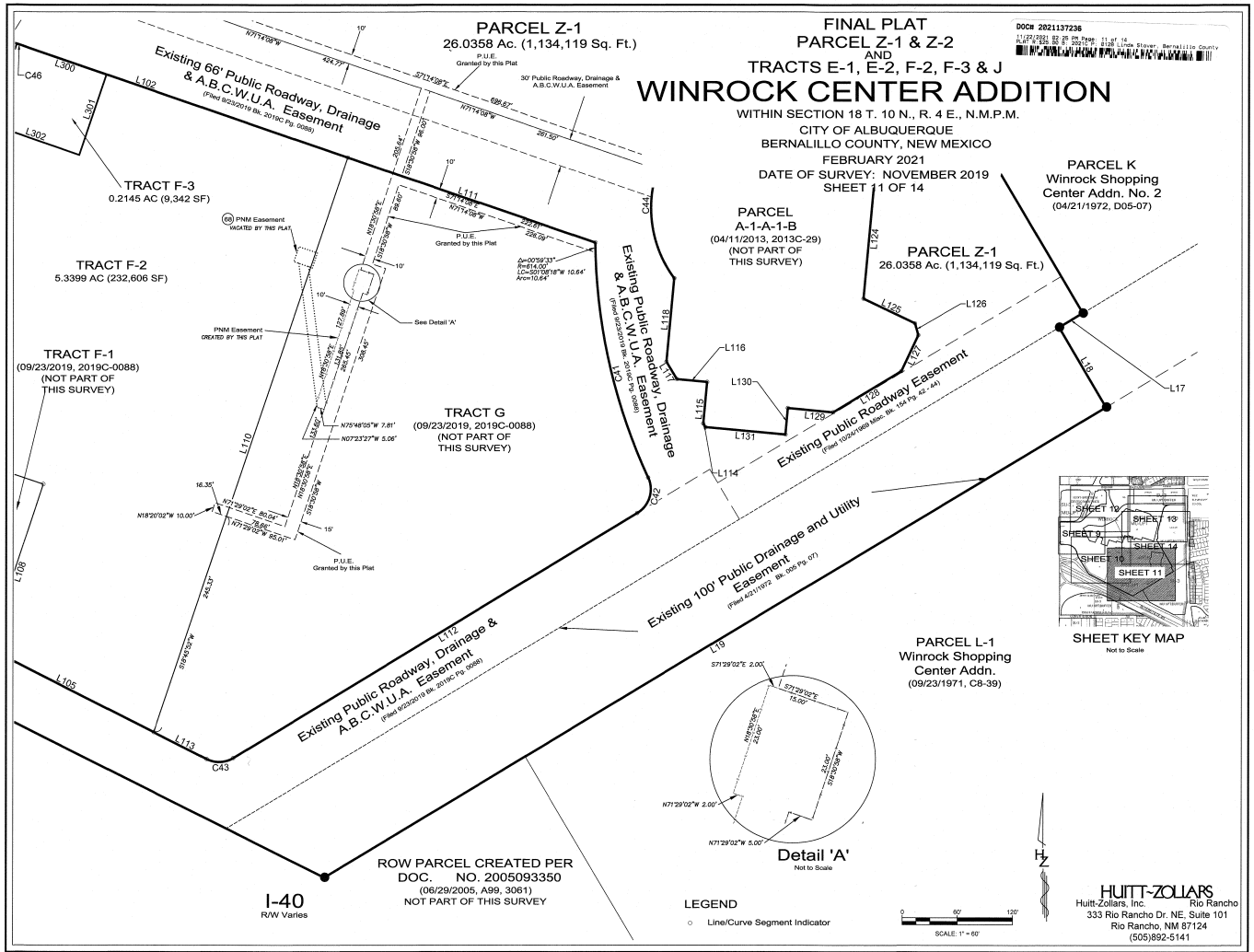


- Line/Curve Segment Indicator

(9)

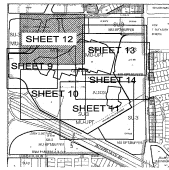
2021C12f

Parcel: 02/20/2019 1:11:31 PM By: [Redacted]
Project: 02/20/2019 1:11:31 PM By: [Redacted]
Drawn: 02/20/2019 1:11:31 PM By: [Redacted]
Last Saved: 02/20/2019 1:11:31 PM By: [Redacted]



2021C-12f

(11)



SHEET KEY MAP
Not to Scale

Indian School Road NE
103' R/W

DOC# 2021137236
JULY 2021 03 08 00 PM 22 of 24
Bernalillo County

FINAL PLAT
PARCEL Z-1 & Z-2
AND
TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 12 OF 14

PARCEL C-2A2
(05/19/2014, 2014C-29)
(NOT PART OF
THIS SURVEY)

PARCEL C-2A1
(05/19/2014, 2014C-29)
(NOT PART OF
THIS SURVEY)

TRACT A-1
Hunt-Spectrum
Development Site
(01/03/2012, 2012C-001)
(NOT PART OF
THIS SURVEY)

TRACT B
Hunt-Spectrum
Development Site
(08/02/2004, 2004C-226)
(NOT PART OF
THIS SURVEY)

TRACT H
(09/23/2019, 2019C-0088)
(NOT PART OF
THIS SURVEY)

PARCEL Z-1
26.0358 Ac. (1,134,119 Sq. Ft.)

PARCEL A-2
(08/23/1994, 94C-281)

PARCEL Z-1
26.0358 Ac. (1,134,119 Sq. Ft.)

PARCEL A-1-A-2
(03/16/2018, 2018C-32)
(NOT PART OF
THIS SURVEY)

PARCEL A-3
(08/23/1994, 94C-281)

Public Roadway, Drainage & A.B.C.W.U.A. 41'
Easement Granted by this Plat Centered on
Roadway

0 60' 120'
SCALE: 1" = 60'

LEGEND
○ Line/Curve Segment Indicator

NOTES
1. Bearings and Distances in Parentheses are Record Data

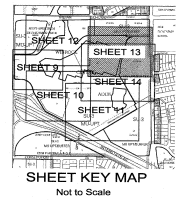
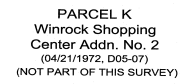
HUETT-ZOLLARS
Huett-Zollars, Inc.
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)962-5141

Plotted: 11/02/2021, 10:44 AM, Rio Rancho, NM
Plotted: 11/02/2021, 10:44 AM, Rio Rancho, NM
Date Printed: 11/02/2021, 10:44 AM, Rio Rancho, NM

2021C-12f

(12)

DOCH 2021137236
11/22/2021 02:25 PM Page: 13 of 14
PLAT # 0326 00 B: 2021C P: 0126 Linda Stover, Bernalillo County



LEGEND

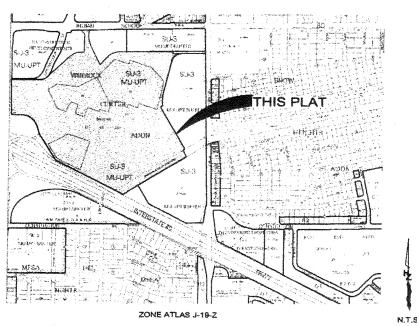
- Line/Curve Segment Indicator

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

Printed: 11/4/2021 8:05:45 AM, By:Edings, Scott
 H:\proj\R311689-01 - Mamot Hotel at Winrock Town Center\05 Design\05.11 Survey\Plat\WinrockCenter_Parcels_Z1_m_Plat.dwg

2021C-128

(13)



DOCS 2021137236
11/27/2021 10:07 AM
Bernalillo County

FINAL PLAT
PARCEL Z-1 & Z-2
AND
TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION

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

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2021

DATE OF SURVEY: NOVEMBER 2019

SHEET 1 OF 14

PURPOSE OF THIS PLAT

The purpose of this Plat is to create three (3) tracts. Tract E is divided into E-1 and E-2. Tract F is divided into F-2 and F-3. Parcel Z is divided Z-1 and Tract J.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S65°04'00"W, 365.00')
3. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "LH18A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PIONEERBLVD. ST. NE
4. PLAT GROUND TO GRID FACTOR: 0.999991603853
5. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 14 OF THIS PLAT.
6. 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:
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FITTINGS, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST 48/48 CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, MOBILE PHONE SIGNALING AND CLOSURES.
 4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST 48/48 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, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF COMING UPON, OVER AND ACROSS ADJOINING LOTS OF GRANTOR FOR THE PURPOSES SET FORTH HEREON AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTOR, 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 HEREON, NO BUILDING, SOIL, POOL, (UNDERGROUND OR OVERGROUND), MUST THE CONDUIT OR WOOD POOL, BOLLING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, BOLLING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS 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 ERECTED ON THE LOTS, PARCELS AND TRACTS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

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

PARCEL Z, UPG # 101905812640920410
PARCEL E, UPG # 101905808937620420
PARCEL F, UPG # 101905808937620421

BERNALILLO COUNTY TREASURERS OFFICE:

BY: [Signature] DATE: 11/22/21

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.

[Signature] 3/9/22
Kim C. Stelzer, N.M.P.L.S. NO. 7482
DATE

SUBDIVISION DATA

DOB NO.	2019-001579	PLAT ACRES (Gross)	28.3081
NO. OF LOTS	4	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	28.0358
NO. OF TRACTS	5	TRACT ACRES	13.2223
STREET MILES (FULL)	0	STREET ACRES	0

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 THEREON; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURED 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.

[Signature] 3/9/21
WINROCK PARTNERS, LLC
GARY O. GOODMAN, AUTHORIZED SIGNATORY: / DATE

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 9th 2021
BY GARY O. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/28/24



PROJECT NO. 2018-001579

APPLICATION NO. SD-2021-00035

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES	<u>[Signature]</u> <u>5/18/2021</u>
NEW MEXICO GAS COMPANY	<u>[Signature]</u> <u>5/19/2021</u>
QWEST CORPORATION 48/48 CenturyLink QC	<u>Natalia Antonio</u> <u>6/28/21</u>
COMCAST	<u>[Signature]</u> <u>5/17/21</u>

CITY APPROVALS

CITY SURVEYOR	<u>Loree N. Rendon P.S.</u> <u>3/24/2021</u>
REAL PROPERTY DIVISION	<u>N/A</u>
ENVIRONMENTAL HEALTH DEPARTMENT	<u>N/A</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>[Signature]</u> <u>Nov 10, 2021</u>
AS-CITY	<u>[Signature]</u> <u>Nov 9, 2021</u>
PARKS & RECREATION DEPARTMENT	<u>[Signature]</u> <u>4/5/2021</u>
AMATCA	<u>[Signature]</u> <u>Nov 9, 2021</u>
CITY ENGINEER/ARTHOLOGY	<u>[Signature]</u> <u>Nov 10, 2021</u>
CODE ENFORCEMENT	<u>[Signature]</u> <u>Nov 17, 2021</u>
DRD CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u>

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

2021C-128

(1)

WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 2 OF 14

LEGAL DESCRIPTION

PARCEL 2-1 OF THE PLAT OF PARCELS A-1-A-1-A-1-A-1 AND A-1-A-1-A-1-A-2 OF THE MINOR 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 MARCH 18, 2018, IN BOOK 2018, PAGE 0032, 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, (FROM VARIOUS), FROM WHENCE A TO THE A.G.R.S. MONUMENT "20_108" BEARS N 03°39'0" E A DISTANCE
OF 134.84 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;
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°14'0", A CHORD BEARING OF N 68°33'0" E AND A CHORD LENGTH OF 82.10 FEET, TO AN ANGLE POINT
THENCE N 46°54'47" E, A DISTANCE OF 46.33 FEET TO A POINT ON A CURVE MARKED BY A FOUND BARS CAP MARKED

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 171.35 FEET, A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 42°41'06", A CHORD BEARING OF N 65°32'24" E, AND A CHORD LENGTH OF 167.41 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;
THENCE N 00°14'23" E, A DISTANCE OF 240.78 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED "MINROCK";

THENCE N 45°07'26" W, A DISTANCE OF 77.46 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. MARKED BY A FOUND BRASS CAP MARKED "W9RCR01 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; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 07°21'21" W, A DISTANCE OF 68.73 FEET TO A POINT OF CURVATURE; 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, TO AN ANGLE POINT; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°24'04" E, A DISTANCE OF 112.33 FEET TO AN ANGLE POINT; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 45°07'26" W, A DISTANCE OF 77.46 FEET TO AN ANGLE POINT.

THENCE S 26.36°34" E, A DISTANCE OF 278.00 FEET TO AN ANGLE POINT;
THENCE N 43.77°16" E, A DISTANCE OF 140.57 FEET TO A POINT OF CURVATURE;
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 AN ANGLE POINT;
THENCE N 89°33'46" E, A DISTANCE OF 100.10 FEET TO AN ANGLE POINT;
THENCE N 89°29'46" E, A DISTANCE OF 608.44 FEET TO AN ANGLE POINT;
THENCE S 02°29'37" E, A DISTANCE OF 29.79 FEET TO AN ANGLE POINT;

THENCE N 89°37'17" E, A DISTANCE OF 126.40 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 427.66 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";
THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 180.49 FEET, A RADIUS OF 148.16 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 12652";
THENCE S 13°50'55" W, A DISTANCE OF 427.66 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";
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 N 89°37'17" E, A DISTANCE OF 126.40 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 108.66 FEET, RADIUS OF 106.30 FEET, A BEARING ANGLE OF 22°20'14", A CHORD BEARING OF S 02°40'48" W, AND A CHORD LENGTH OF 188.42 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;
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 09°09'48" W, A DISTANCE OF 30.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;
THENCE S 10°41'22" 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 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;
THENCE N 26°19'48" E, A DISTANCE OF 5.03 FEET, TO AN ANGLE POINT;

THENCE N 63°40'12" W, A DISTANCE OF 192.36 FEET, TO A POINT OF CURVATURE;
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;
THENCE S 49°54'25" W, A DISTANCE OF 2.48 FEET TO AN ANGLE POINT;
THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF INTERSTATE 40, N 32°18'41" W, A DISTANCE OF 379.80 FEET, TO AN
ANGLE POINT;
THENCE N 17°24'39" W, A DISTANCE OF 105.95 FEET TO A POINT OF CURVATURE;

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°35'37" W, AND A CHORD LENGTH OF 263.83 FEET TO AN ANGLE POINT; THENCE S 89°57'36" W, A DISTANCE OF 112.84 FEET TO A POINT OF CURVATURE; 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°47'37", A CHORD BEARING OF N 45°06'46" 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.;

THENCE ALONG SAID EASY RIGHT OF WAY LINE FOR THE NEAR SIX CORNERS, N 02°24' W, A DISTANCE OF 600.75 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL;
THENCE N 00°02'22" W, A DISTANCE OF 49.88 FEET TO AN ANGLE POINT;
THENCE N 89°59'36" E, A DISTANCE OF 15.69 FEET TO AN ANGLE POINT;
THENCE N 00°00'24" E, A DISTANCE OF 280.42 FEET TO AN ANGLE POINT;
THENCE N 89°59'36" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;
THENCE N 00°02'10" E, A DISTANCE OF 122.41 FEET; TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 69.2553 ACRES.

EXCEPTIONS

PARCELS A-2 AND A-3

PARCELS A-2 AND A-3 OF THE PLAT OF PARCELS A-1 THRU A-3 AND C-42 OF THE WINROCK CENTER ADDITION,

ALBUQUERQUE, NEW MEX
COUNTY CLERK OF BERN

ACRES (873,873 SQUARE

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, CONTAINING 2.1833 ACRES (95,105 SQUARE FEET), MORE OR LESS.

PARCELS A-1-A-2

PARCELS A-1-A-2 AND A-1-A-1-A-1-A-2 OF THE PLAT OF PARCELS A-1-A-1-A-1-A-1 AND A-1-A-1-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 MARCH 16, 2018, IN BOOK 2018C, PAGE 32, CONTAINING 1.2118 ACRES (52,786 SQUARE FEET), MORE OR LESS.

TRACTS A, D, F-1, G & H

TRACTS A, D, F-1, G & H OF THE PLAT OF PARCEL Z AND TRACTS A, D, E, F, F-1, G, & H OF THE WINDOCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 23, 2019, IN BOOK 2019C, PAGE 08 CONTAINING 11.0869 ACRES (482,947 SQUARE FEET), MORE OR LESS.

SAID ELEVEN (11) EXCEPTIONS CONTAINING 29.9474 ACRES (2,609,017 SQUARE FEET), MORE OR LESS,
LEAVING A NET AREA OF 39.3081 ACRES (1,134,119 SQUARE FEET), NOW COMPRISING PARCEL Z-1, PARCEL A-2-A
TRACTS E-1, E-2, F-2, F-3 & J MINOR CENTER ADDITION.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S09°45'16"	265.41	L67	N13°17'41"	128.00
L2	N46°54'57"	600.37	L68	N11°07'19"	97.80
L3	N20°25'20"	44.92	L69	S33°06'06"	83.72
L4	N00°14'23"	240.76	L70	S18°24'00"	60.97
L5	N45°07'20"	77.46	L71	N11°07'34"	17.87
L6	N09°24'07"	112.37	L72	N20°13'20"	284.38
L7	S02°21'15"	68.73	L73	S09°22'09"	136.37
L8	S28°34'34"	276.60	L74	S83°50'02"	288.00
L9	N43°17'16"	140.57	L75	N03°40'48"	284.42
L10	N03°33'48"	100.12	L76	S59°49'49"	32.34
L11	N09°29'46"	608.44	L77	S05°15'54"	83.54
L12	S02°59'37"	29.79	L78	S03°00'32"	124.64
L13	N03°17'15"	126.40	L79	S02°00'00"	119.54
L14	N01°00'47"	427.58	L80	N00°00'00"	1.00
L15	S24°43'17"	367.19	L81	N03°00'30"	44.47
L16	S20°20'20"	652.56	L82	N05°16'54"	54.41
L17	S59°04'00"	30.01	L83	S83°03'02"	102.77
L18	S20°14'42"	100.08	L84	S09°42'19"	165.51
L19	S59°07'30"	688.91	L85	N05°11'37"	25.00
L20	N63°14'15"	784.39	L86	N03°38'02"	90.90
L21	N06°19'48"	5.07	L87	N00°00'00"	137.26
L22	N63°10'12"	192.30	L88	N00°00'00"	95.92
L23	S46°54'25"	2.48	L89	S27°29'45"	95.37
L24	N32°16'15"	379.80	L90	S00°00'00"	64.29
L25	N17°24'50"	105.95	L91	S89°75'36"	88.85
L26	S85°50'50"	113.84	L92	N03°00'00"	244.60
L27	N02°22'49"	5.88	L93	N01°46'50"	23.60
L28	N00°00'27"	49.38	L94	N17°19'50"	64.79
L29	N00°00'36"	16.99	L95	N16°46'03"	258.77
L30	N00°00'24"	280.42	L96	S71°14'08"	155.21
L31	N00°00'16"	15.92	L97	S71°14'08"	106.37
L32	N69°56'10"	122.41	L98	N15°03'37"	583.80
L33	S14°18'09"	346.89	L99	N00°00'00"	307.87
L34	N01°13'58"	250.18	L100	N38°20'00"	81.28
L35	S18°21'02"	67.70	L101	N41°14'42"	51.57
L36	N03°18'50"	132.79	L102	S71°14'08"	373.29
L37	S18°21'02"	49.00	L103	S05°26'27"	53.56
L38	N01°13'58"	60.00	L104	S67°29'12"	194.32
L39	N18°10'02"	45.90	L105	S00°00'00"	202.80
L40	N01°13'58"	580.50	L106	N11°05'15"	162.20
L41	S18°21'02"	60.00	L107	S71°43'02"	182.20
L42	N17°14'19"	62.32	L108	S11°24'30"	21.30
L43	S17°18'50"	84.93	L109	S25°09'17"	166.28
L44	N20°13'37"	417.17	L110	N16°46'03"	653.89
L45	N44°02'22"	340.54	L111	S71°14'08"	284.40
L46	S17°15'09"	200.00	L112	S59°03'30"	512.01
L47	N18°10'02"	50.00	L113	N03°26'20"	64.60
L48	S17°13'14"	300.00	L114	N00°00'00"	4.40
L49	S43°14'02"	220.42	L115	N00°15'11"	45.11
L50	M63°22'06"	54.09	L116	N40°44'22"	33.58
L51	S26°35'04"	272.91	L117	N00°00'00"	21.80
L52	S50°04'49"	51.54	L118	S00°00'00"	20.00
L53	S09°12'09"	91.42	L119	S02°52'09"	16.84
L54	S02°53'34"	252.42	L120	S18°24'00"	262.79
L55	S17°23'19"	97.84	L121	S30°47'16"	8.95
L56	N17°02'13"	121.08	L122	S59°16'40"	67.02
L57	S20°14'48"	30.19	L123	S20°52'46"	69.79
L58	N03°18'50"	161.69	L124	S00°00'00"	120.51
L59	N18°14'16"	128.00	L125	S64°43'16"	61.90
L60	N17°19'15"	131.90	L126	S11°38'09"	13.20

LINE TABLE		
LINE	BEARING	DISTANCE
L127	S23°14'55"W	42.89
L128	S23°14'55"W	85.52
L129	N34°43'21"E	49.26
L130	S23°15'28"W	23.95
L131	N44°43'21"E	37.39
L132	N46°01'51"E	316.57
L133	N44°43'21"E	89.77
L134	N00°02'04"E	110.73
L135	N44°43'21"E	169.69
L200	S18°10'33"W	152.13
L201	N11°42'27"W	208.35
L202	S18°10'33"E	143.39
L203	S71°14'08"E	13.40
L300	S71°14'08"E	96.09
L301	S18°45'25"E	91.49
L302	S71°14'08"E	101.72
L303	S18°10'33"W	91.32
L400	N69°21'03"E	176.30
L401	S17°13'41"E	65.78
L402	S18°22'46"W	152.99
L403	N69°23'38"E	396.61
L404	N69°24'46"E	35.53
L405	N13°15'05"E	335.85
L406	S76°05'05"E	28.87
L407	S13°15'05"E	91.84
L408	S71°13'41"E	214.24

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	43°14'43"	128.00	N53°05'32"E	90.17	94.32
C2	41°00'11"	320.00	N69°17'24"E	167.41	171.39
C3	26°56'11"	232.00	S13°03'52"E	146.99	151.35
C4	46°16'00"	240.00	N68°24'04"E	173.22	178.02
C5	75°28'24"	128.84	S51°44'11"W	156.00	170.00
C6	22°20'14"	498.38	S2°48'40"W	186.42	189.99
C7	23°27'38"	185.00	N51°54'24"W	75.75	76.29
C8	72°47'18"	222.30	N50°33'37"W	263.83	282.45
C9	89°41'17"	250.00	N45°06'58"W	29.22	31.10
C10	34°26'59"	400.00	N62°03'52"E	248.88	258.88
C11	35°09'13"	400.00	N63°27'31"W	241.29	246.67
C12	17°02'12"	160.00	N2°03'31"E	36.51	36.98
C13	87°06'59"	91.08	N48°35'58"E	136.55	154.59
C14	7°24'19"	448.46	S88°07'41"E	58.95	58.99
C15	88°06'43"	300.00	S42°19'28"E	44.28	49.80
C16	8°54'56"	130.00	S04°02'56"W	20.21	20.29
C17	93°38'28"	58.00	S41°11'11"W	43.75	49.03
C18	6°34'56"	72.00	N0°42'26"E	11.19	11.20
C19	81°00'43"	90.00	N50°46'55"E	71.33	79.41
C20	91°06'49"	1033.50	N87°17'32"W	155.37	155.37
C21	64°00'00"	300.00	N48°38'02"W	42.43	47.12
C22	13°14'51"	295.00	N24°02'29"E	45.64	57.51
C23	12°51'50"	1163.00	S83°32'55"E	280.29	280.83
C24	98°47'17"	50.00	S01°10'21"E	4.54	5.04
C25	31°45'52"	278.00	N42°03'12"E	148.88	154.50
C26	89°05'35"	260.00	N50°52'33"W	45.31	51.36
C27	14°30'59"	179.00	N04°24'20"W	76.26	79.43
C28	34°26'30"	292.00	N52°12'08"W	123.63	124.57
C29	19°02'01"	300.00	N30°45'52"E	42.43	47.12
C30	13°02'01"	183.00	S18°45'09"E	47.88	48.02
C31	19°02'01"	117.00	S18°45'09"E	30.61	30.70
C32	54°08'17"	100.00	N09°57'11"W	43.24	43.68
C33	88°12'27"	300.00	N1°38'11"E	38.65	42.00
C34	22°58'22"	260.00	N20°15'08"E	103.58	104.26
C35	2°56'43"	183.00	S12°42'30"E	9.41	9.41
C36	12°02'17"	183.00	N08°13'30"E	38.54	38.61
C40	10°20'11"	117.00	S18°45'09"E	30.61	30.70
C41	24°24'40"	614.50	S12°51'59"E	258.64	261.62
C42	84°03'51"	300.00	S10°06'33"E	42.17	46.48
C43	9°33'07"	127.00	N1°01'11"E	22.59	23.52
C44	10°20'17"	127.00	N1°01'11"E	156.59	157.40
C45	11°51'07"	117.00	N02°30'20"W	36.61	36.62
C46	31°16'54"	117.00	N27°43'05"E	6.90	6.92
C47	13°03'31"	183.00	S18°45'09"E	47.88	48.02

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

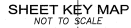
DOC# 2021137236
11/22/2021 02:26 PM Page: 2 of 14
PLAT R: 525.00 B: 2021C P: 0128 Linda Glover, Bernillo County

2021C-128

(2)

DOCH 2021137236
11/22/2021 02:25 PM Page: 5 of 14
PLAT R: \$25.00 S: 2021C P: 0129 Linda Stover, Bernallillo Count

Indian School Road N.E.
103' R/W



Louisiana Blvd. N.E.

ana Blv
RW Varies

PUBLIC WATER AND/OR
SANITARY SEWER EASEMENT
PRIVATE WATER AND/OR
SANITARY SEWER EASEMENT
PUBLIC ACCESS EASEMENT
PUBLIC DRAINAGE EASEMENT
PUBLIC ELECTRIC EASEMENT
TELECOMMUNICATIONS EASEMENT
TRACT/PARCEL LINE
CITY RIGHT-OF-WAY

TRACT A-1
HUNT-SPECTRUM DEVELOPMENT SITE
(01/03/2012, 2012C-001)

Uptown Loop Road N.E.
RW Varies

TRACT H
WINROCK CENTER ADDN.
(09/23/2019,
2019C-088)
(NOT PART OF
THIS SURVEY)

PARCEL A-3
08/23/1994, 94C-281)
PART OF THIS SURVEY)

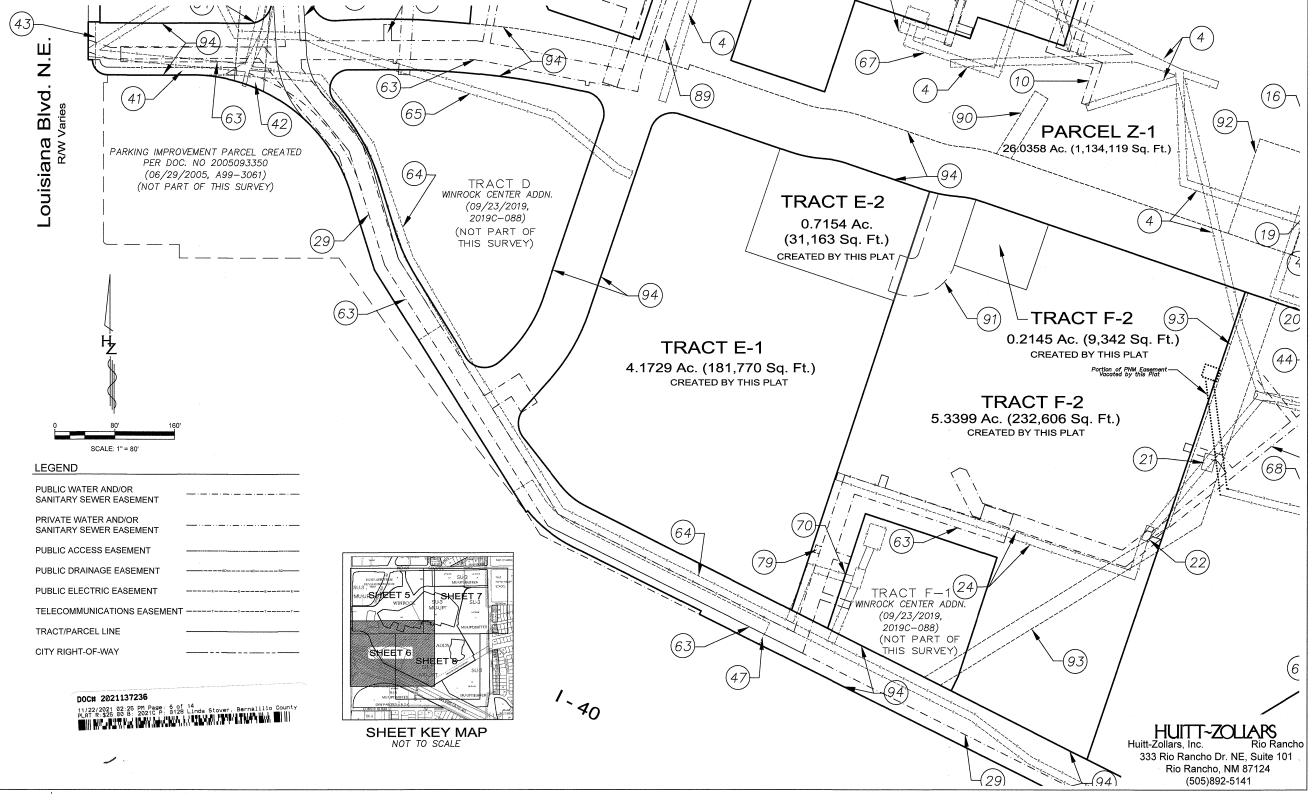
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

Printed: 8/27/2021 12:37:27 PM, By: Edings, Scott
 H:\proj\R31\1688-01 - Marriott Hotel at Winrock Town Center\05 Design\05.11 Survey\Plat\OLD\Minord\Center_Plot2
 Z:\Editing\Edits\Edits.dwg
 Left Saved: 8/27/2021 12:37:19 PM, settings

2021C-128

(5)

FINAL PLAT
 PARCEL Z-1 & Z-2
 AND
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019
 SHEET 6 OF 14
EXISTING EASEMENTS

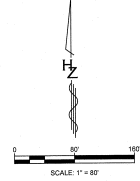
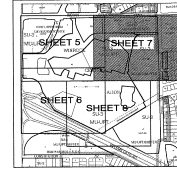
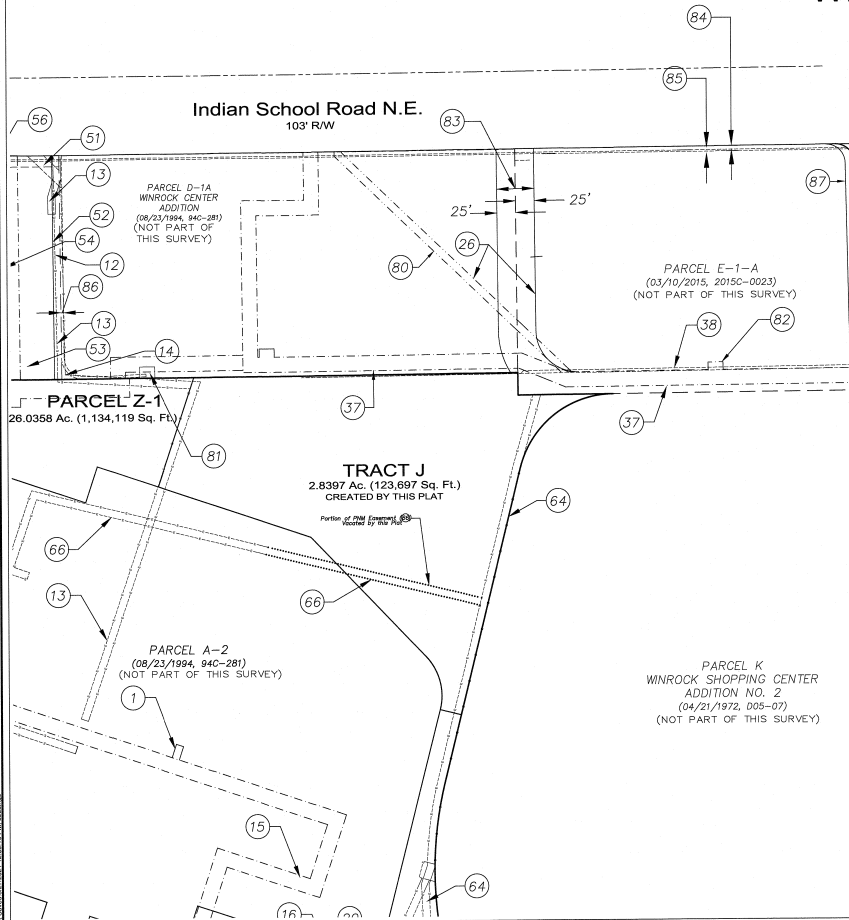


2021C-128

(6)

DOC# 2021137236
ALBUQUERQUE, NM 87102-1000
DATE OF SURVEY: NOVEMBER 2019
SHEET 7 OF 14

FINAL PLAT
PARCEL Z-1 & Z-2
AND
TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 7 OF 14
EXISTING EASEMENTS



LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	----
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	----
PUBLIC ACCESS EASEMENT	----
PUBLIC DRAINAGE EASEMENT	----
PUBLIC ELECTRIC EASEMENT	----
TELECOMMUNICATIONS EASEMENT	----
TRACT/PARCEL LINE	----
CITY RIGHT-OF-WAY	----

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

(7)

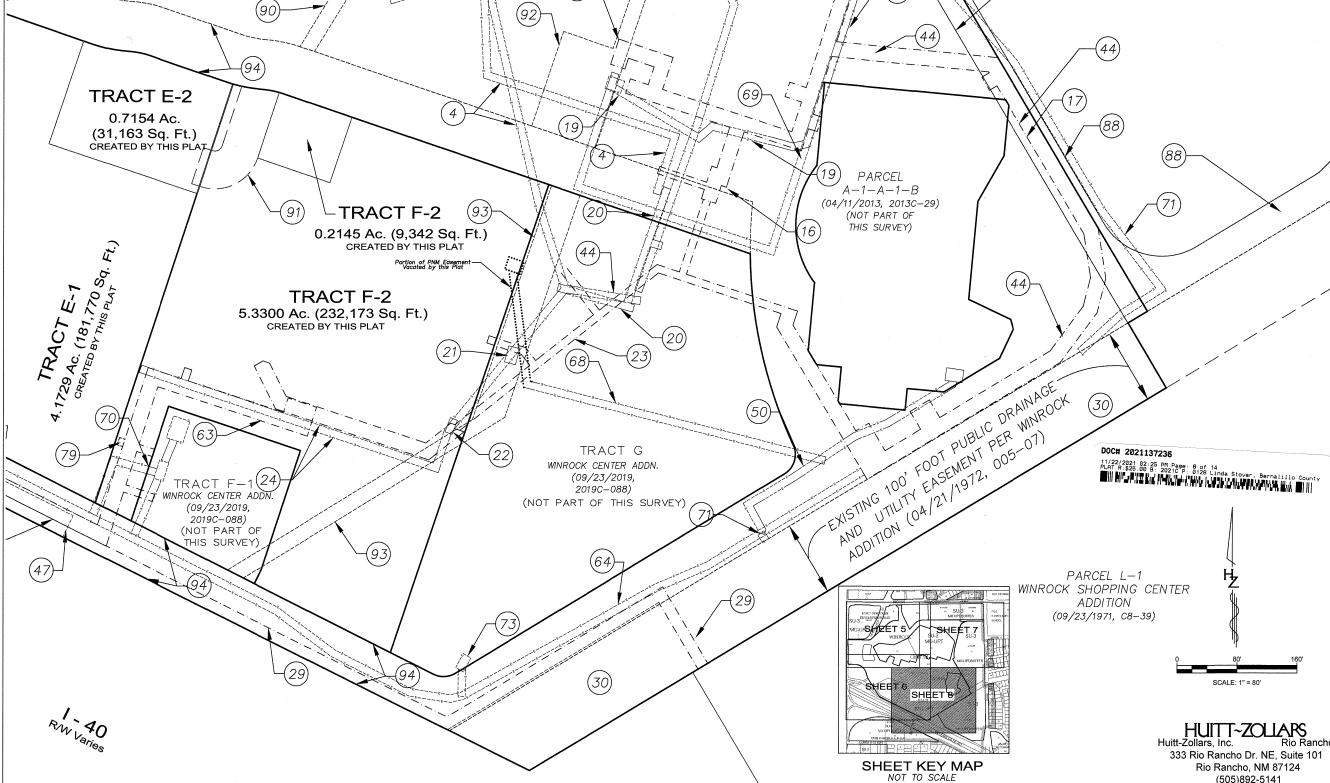
2021C-12f

Printed: 07/07/2021, 12:38:23 PM, Rio Rancho, NM
Z-1, E-1, F-1, G-1, H-1, I-1, J-1, K-1, L-1, M-1, N-1, O-1, P-1, Q-1, R-1, S-1, T-1, U-1, V-1, W-1, X-1, Y-1, Z-1
Z-1, E-1, F-1, G-1, H-1, I-1, J-1, K-1, L-1, M-1, N-1, O-1, P-1, Q-1, R-1, S-1, T-1, U-1, V-1, W-1, X-1, Y-1, Z-1

FINAL PLAT
 PARCEL Z-1 & Z-2
 AND
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019
 SHEET 8 OF 14
EXISTING EASEMENTS

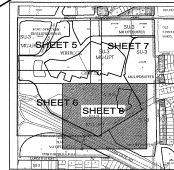
LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	----
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	----
PUBLIC ACCESS EASEMENT	----
PUBLIC DRAINAGE EASEMENT	----
PUBLIC ELECTRIC EASEMENT	----
TELECOMMUNICATIONS EASEMENT	----
TRACT/PARCEL LINE	----
CITY RIGHT-OF-WAY	----



DOCH 2021137236
 ALBUQUERQUE, NM 87102-1000
 10/23/2019, 2019C-088
 10/23/2019, 2019C-088

PARCEL L-1
 WINROCK SHOPPING CENTER
 ADDITION
 (09/23/1971, CB-39)



SHEET KEY MAP
 NOT TO SCALE

HUITT-ZOLIARS
 Huitt-Zoliars, Inc.
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)862-6141

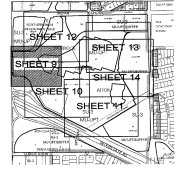
Plotted: 10/23/2019 1:10:00 PM By: [Name] Sheet
 Project: 20190001 - Alameda Heights and Winrock Town Center/OS Design/05.11 Survey/Parcel/CD/WinrockCenter/Parcel
 User: [Name] Plotter: [Name] Plot Size: 11x17
 Plot Scale: 1"=80' Plot Date: 10/23/2019 1:10:00 PM

2021c-128

(8)

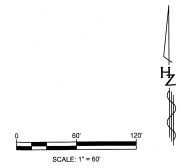
FINAL PLAT
 PARCEL Z-1 & Z-2
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019
 SHEET 9 OF 14

DOC# 2021137236
 PLAT PREPARED BY: HUITT-ZOLLARS, INC.
 DATE: 02/02/2021
 BY: [Signature]
 CHECKED BY: [Signature]
 TITLE: Surveyor, Bernalillo County

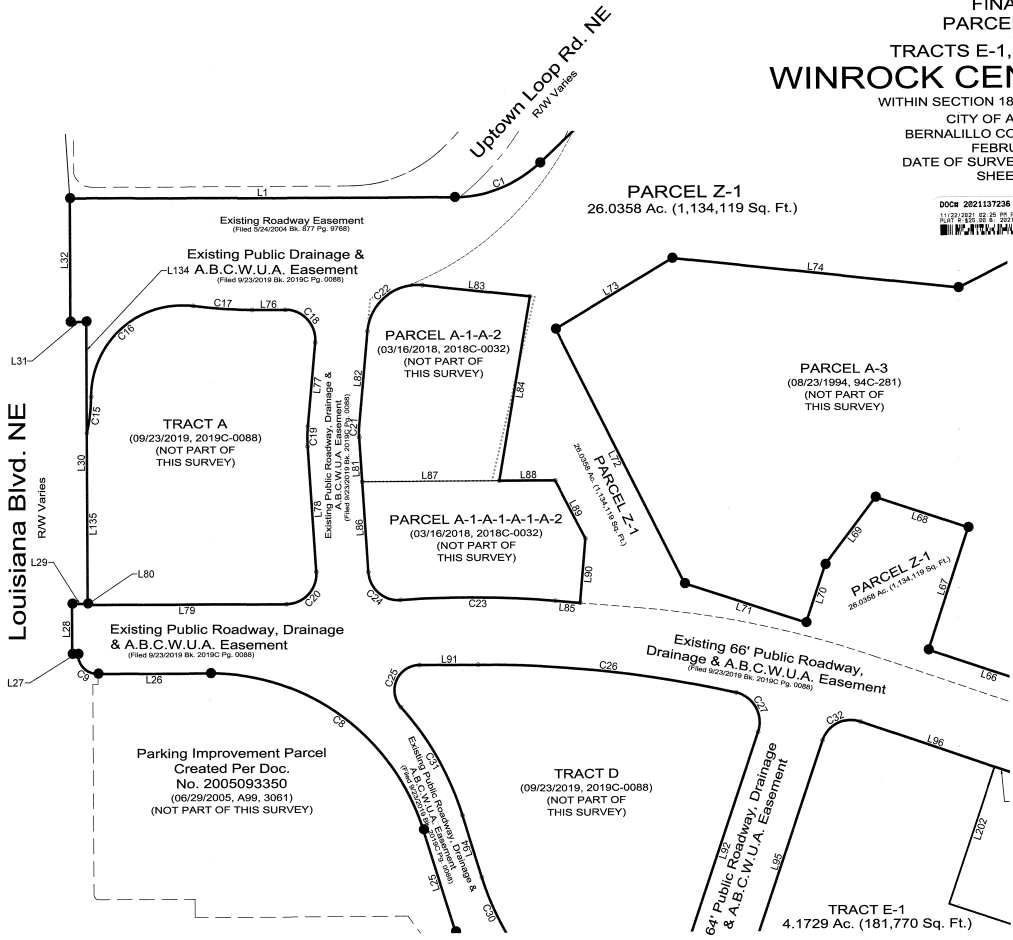


SHEET KEY MAP
 Not to Scale

LEGEND
 ○ Line/Curve Segment Indicator



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

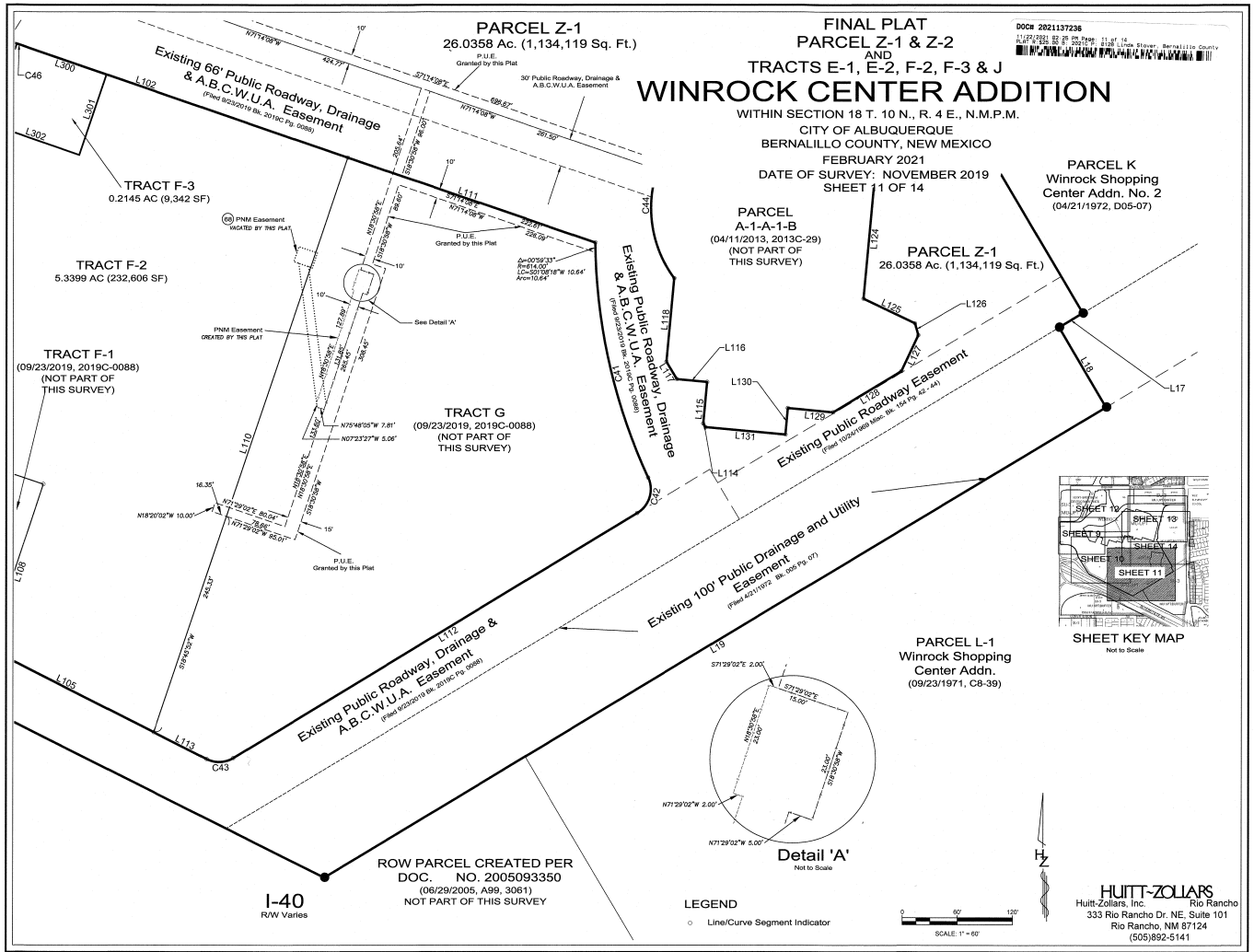


Plotted: 02/02/2021 11:28:16 AM By: [Signature]
 User: [Signature]
 User Saved: 02/02/2021 12:28:08 PM, [Signature]

2021C-12f

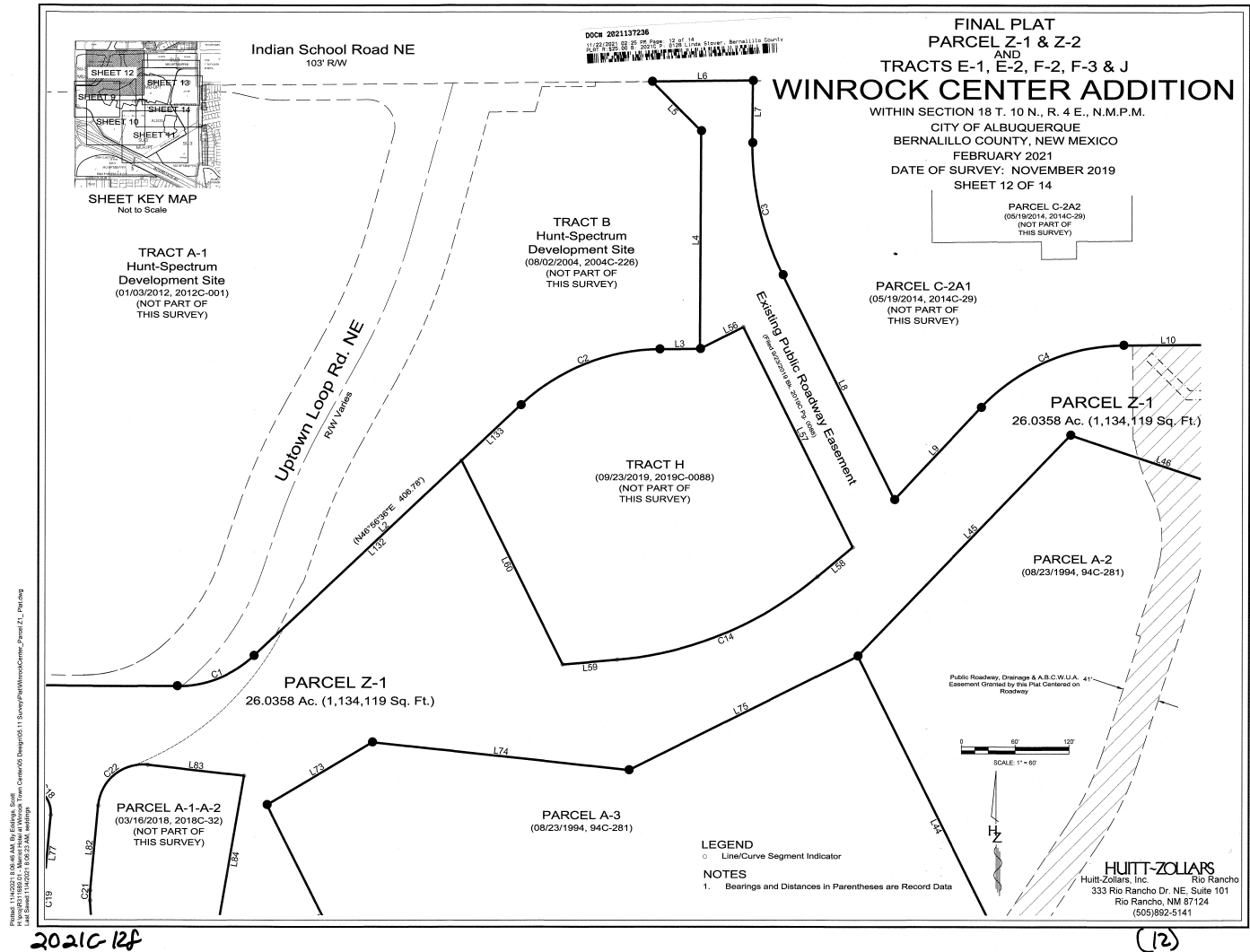
(9)

Parcel: 02/20/2019 1:11:31 PM By: [Redacted]
Project: 02/20/2019 1:11:31 PM By: [Redacted]
Drawn: 02/20/2019 1:11:31 PM By: [Redacted]
Last Saved: 02/20/2019 1:11:31 PM By: [Redacted]



2021C-12f

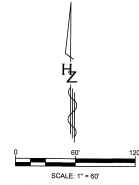
(11)



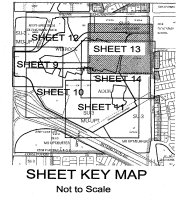
FINAL PLAT
PARCEL Z-1 & Z-2
AND
TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 13 OF 14

DOC# 2021137236
ALBUQUERQUE, NM 87101
FEBRUARY 2021
HUITT-ZOLLARS, INC.
333 RIO RANCHO DR. NE, SUITE 101
RIO RANCHO, NM 87124
(505) 892-5141



PARCEL K
Winrock Shopping
Center Addn. No. 2
(04/21/1972, D05-07)
(NOT PART OF THIS SURVEY)



LEGEND
○ Line/Curve Segment Indicator

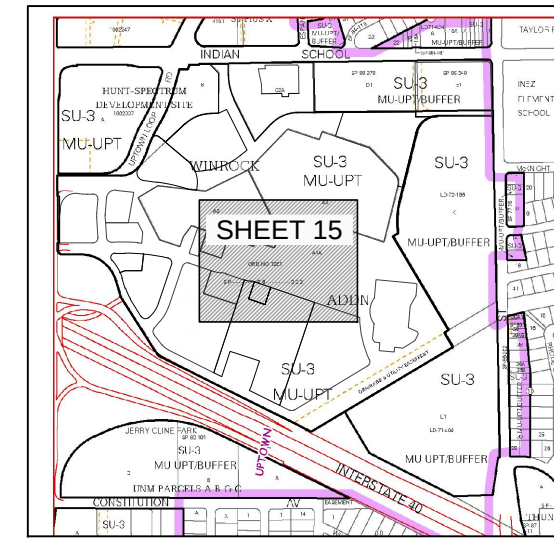
HUITT-ZOLLARS
HUITT-ZOLLARS, INC.
333 RIO RANCHO DR. NE, SUITE 101
RIO RANCHO, NM 87124
(505) 892-5141

Plotted: 11/02/2021 4:06:45 AM By: [Name] Scale: [Scale]
HUITT-ZOLLARS, INC. 333 RIO RANCHO DR. NE, SUITE 101
RIO RANCHO, NM 87124 (505) 892-5141
Surveyed: 11/02/2019 By: [Name] Scale: [Scale]
Plotted: 11/02/2019 By: [Name] Scale: [Scale]

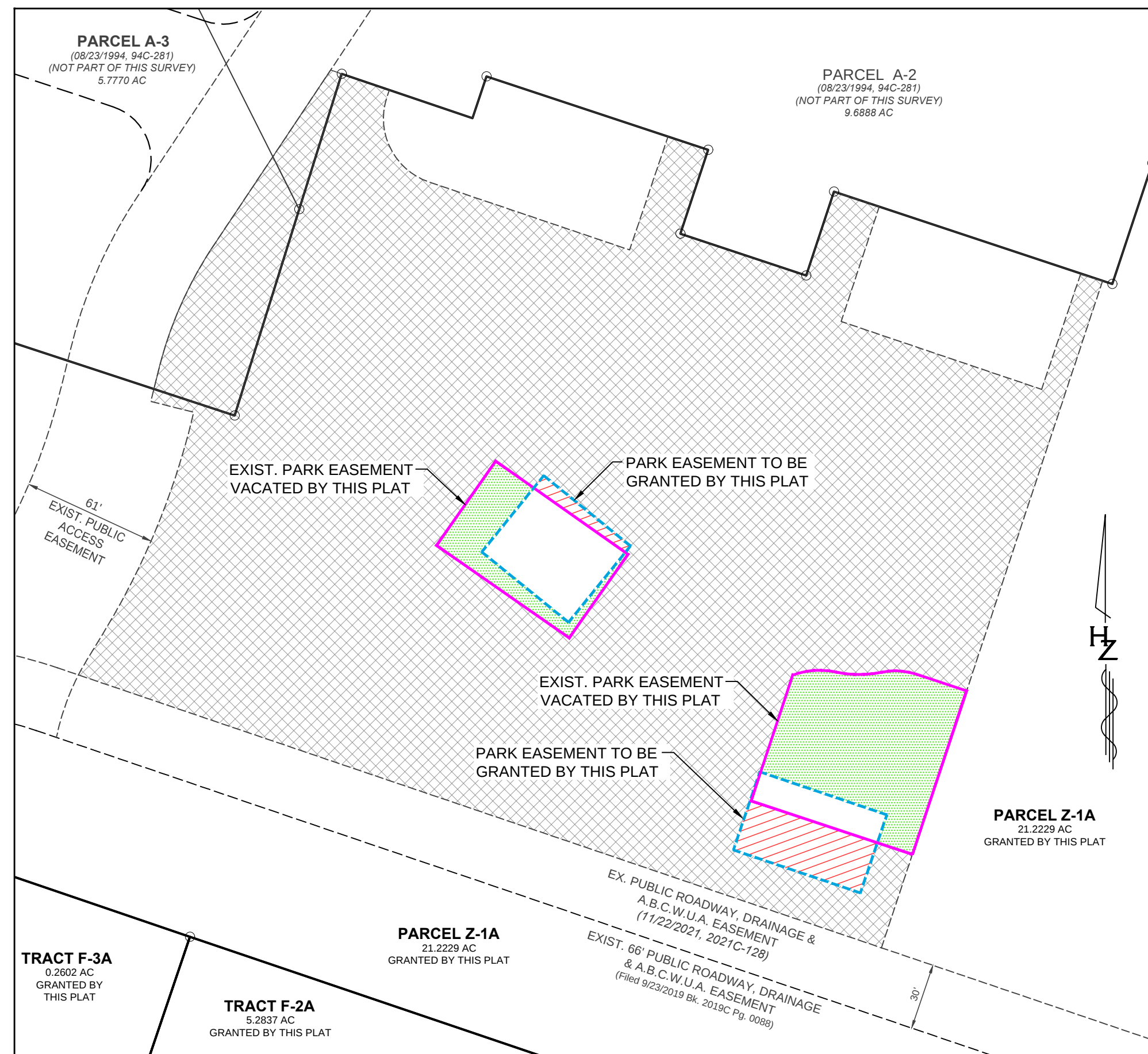
2021C-128

(13)

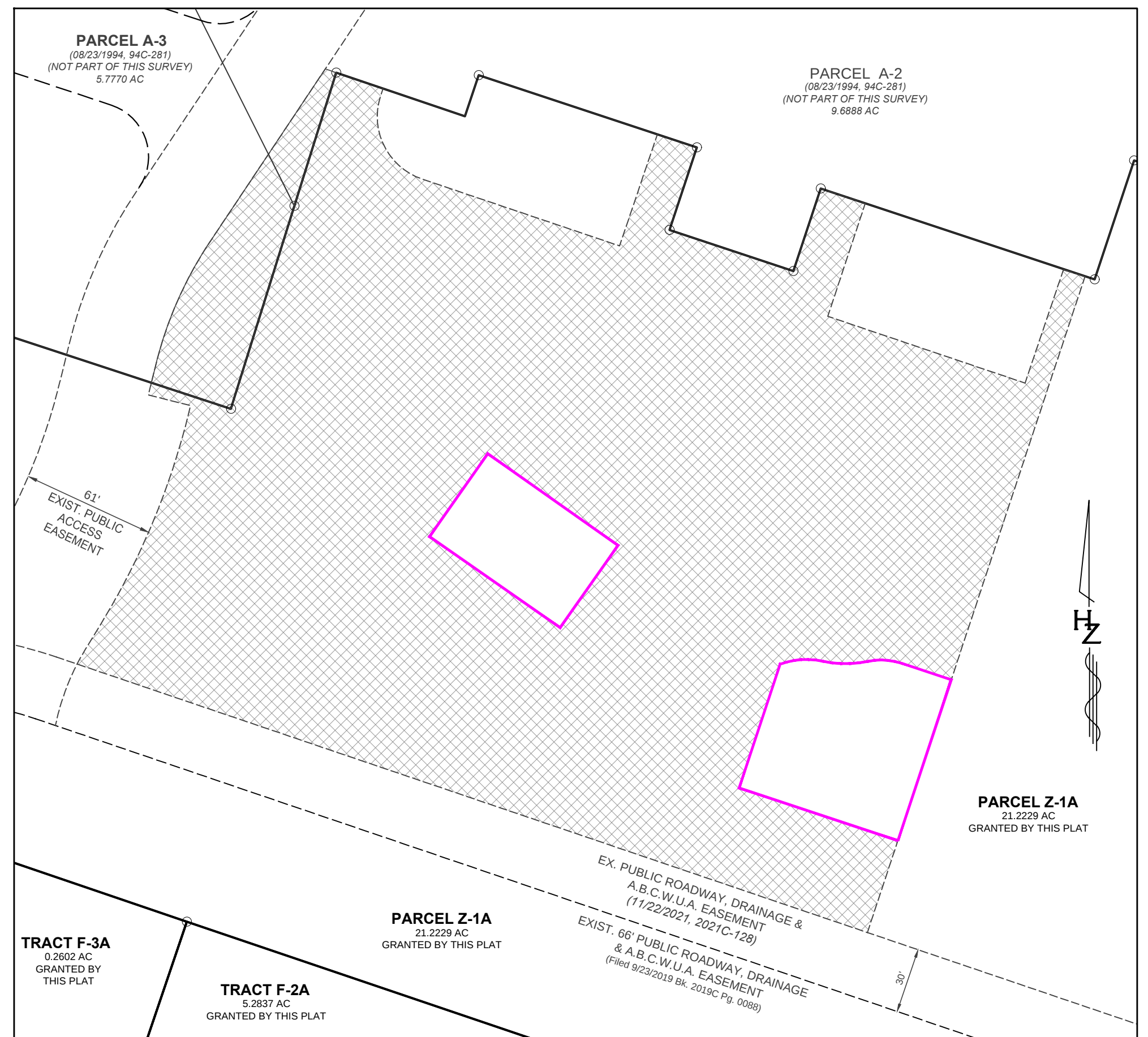
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
JULY 2025
SHEET 15 OF 15



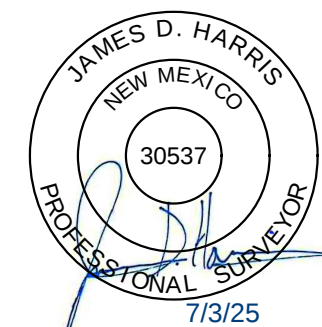
SHEET KEY MAP
Not to Scale



**EXISTING PARK EASEMENT
MODIFICATIONS**



FINAL PARK EASEMENT



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



Justification Narrative for the Vacation of a Public Park Easement – Winrock Town Center

To: Development Hearing Officer (DHO)

From: Modulus Architects, Inc., Agent for Winrock Partners

Subject: Request to Vacate Public Park Easement (2018-001579/ SD-2021-00035)

Project: Winrock Town Center Park – Parcel Z-1A

Date: 8/4/2025

Purpose of Request

This request is submitted to the Development Hearing Officer for the vacation of a portion of an existing public park easement within Parcel Z-1A of the Winrock Center Addition. The vacation is necessary because the existing easement encroaches into building structures that were already under construction at the time the final plat was recorded.

This action is limited solely to vacating the original easement to correct a conflict between recorded easement boundaries and physical improvements currently in place.

Background and Site Context

Winrock Partners, represented by Modulus Architects, received Development Review Board (DRB) approval on March 5, 2021, for:

- - A DRB Site Plan and Sketch Plat for a new urban public park at Winrock Town Center;
- - Amendments to the Overall Master Development Plan to reflect an integrated mixed-use vision for the Uptown Area.

The park includes high-quality amenities such as:

- A meandering pond with bridges and water features;
- Internal private pad sites for future architectural development;
- Outdoor stage and concert areas;
- Playgrounds, paths, and trolley access to support multi-modal transportation and public gathering.

This project is located within the MX-H zone, supporting high-density, pedestrian-oriented, and transit-connected development.

Justification for Easement Vacation

The easement in question, as recorded on a prior plat, now conflicts with newly constructed features including internal building pads and structural site improvements. These elements were:

- - Fully aligned with the DRB-approved site plan;
- - Under construction prior to the plat recording;
- - Unintentionally overlapped by the legacy easement boundary due to timing and field condition variations.

To resolve this, the current request is to vacate only the existing easement as it was originally recorded.

Preliminary Plat and Rededication

As part of this process, the Applicant has submitted a Preliminary Plat (MAJOR_PLT-2025-00009 / PR-2018-001579) that includes the rededication of the park easement in a revised configuration. This new configuration:

- - Fully supports the public park functions as envisioned in the approved site plan;
- - Avoids structural encroachments;
- - Provides an updated, legally compliant easement boundary reflecting real-world development conditions.

The revised easement layout is shown on Sheet 15 of the submitted plat, where:

- The existing easement to be vacated is marked under “Existing Park Easement Modifications”;
- The newly proposed easement areas are clearly delineated in the “Final Park Easement” diagram.

Conclusion

This vacation request is a necessary corrective action to address structural encroachments resulting from the overlap of a park easement with buildings under construction at the time of platting. The Preliminary Plat simultaneously rededicates the park easement in a revised, functional, and legally accurate configuration.

We respectfully request approval of this vacation request bring the project into full compliance and support continued public benefit at Winrock Town Center.

Regina Okoye, Vice President

Modulus Architects & Land Use Planning, Inc.

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Direct: 505.808.3868

Email: rokoye@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois





ARCHITECTS & LAND USE PLANNING

Darin Sand
Senior Vice President of Development
Winrock Partners, LLC
Phone: 505.441.2307
Email: sand@goodmanrealty.com

RE: Letter of Authorization for DFT Site Plan Amendment and Subdivision Plat

To whom it may concern,

I, Darin Sand, Senior Vice President of Development and have authority to give authorization for the Winrock Partners, LLC. Do hereby give authorization to Modulus Architects & Land Use Planning, Inc., our agent in regards to the Site Plan Amendment and subdivision for the Winrock Town Center project. The subject property is located at 2100 Louisiana Blvd Ne, Albuquerque, New Mexico 87110 and legally described as: PARCEL A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 5.7766 AC

The agent shall have the authority to act on our behalf for the master plan amendment and subdivision platting action and obtaining documentation or certificates from the City of Albuquerque or Bernalillo County needed for above outlined actions.

Thank you,

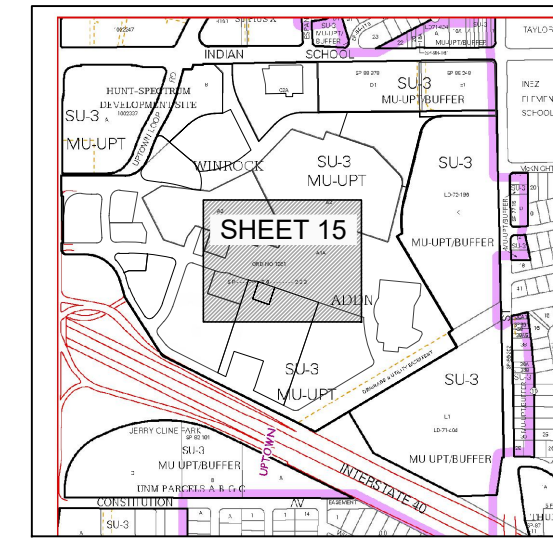
A handwritten signature in dark ink, appearing to read "Darin Sand". The signature is written in a cursive, flowing style.

Darin Sand, Senior Vice President
Winrock Partners, LLC.

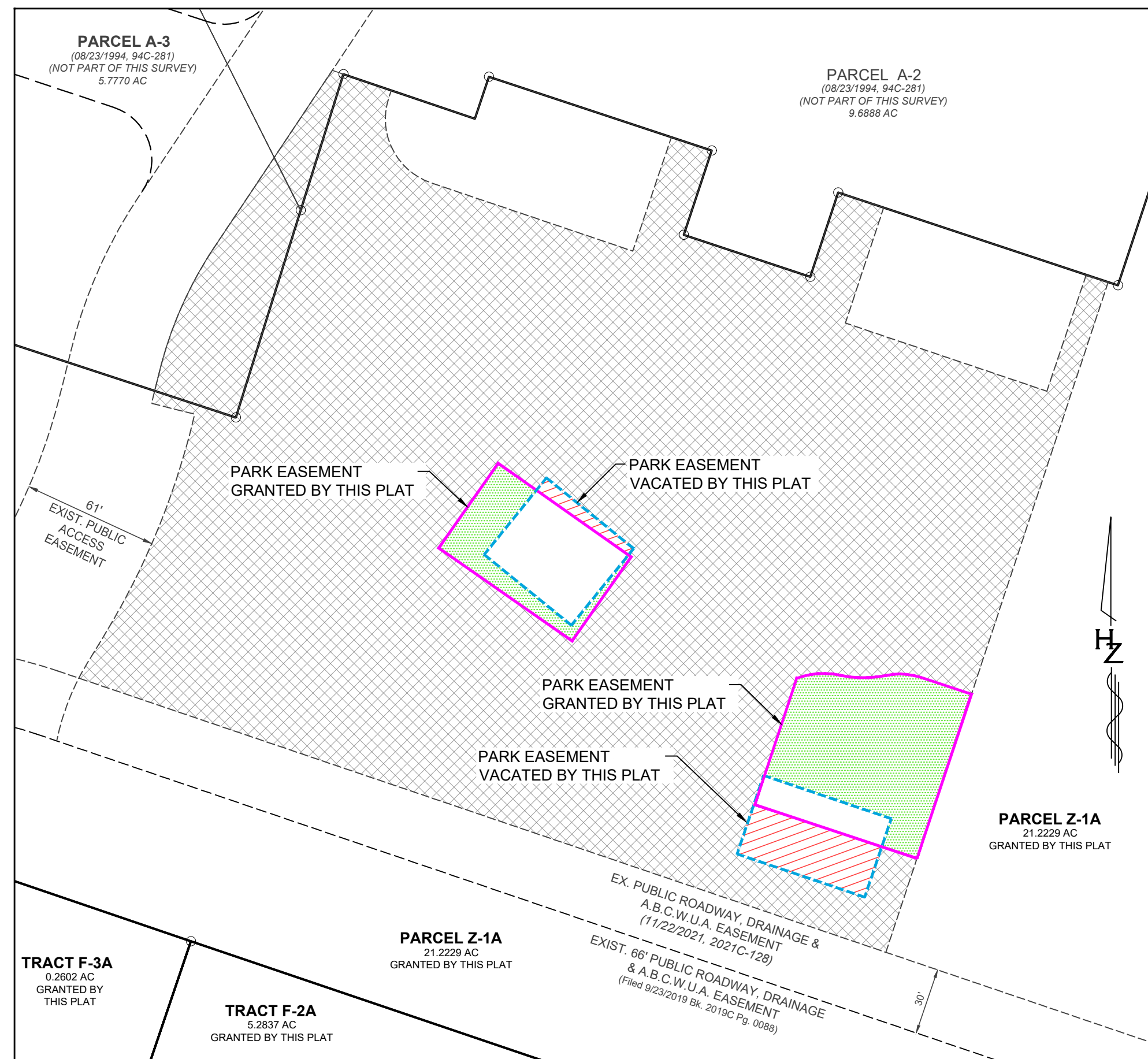
A handwritten date in dark ink, "6/16/2025". The date is written in a clear, legible style.

Date

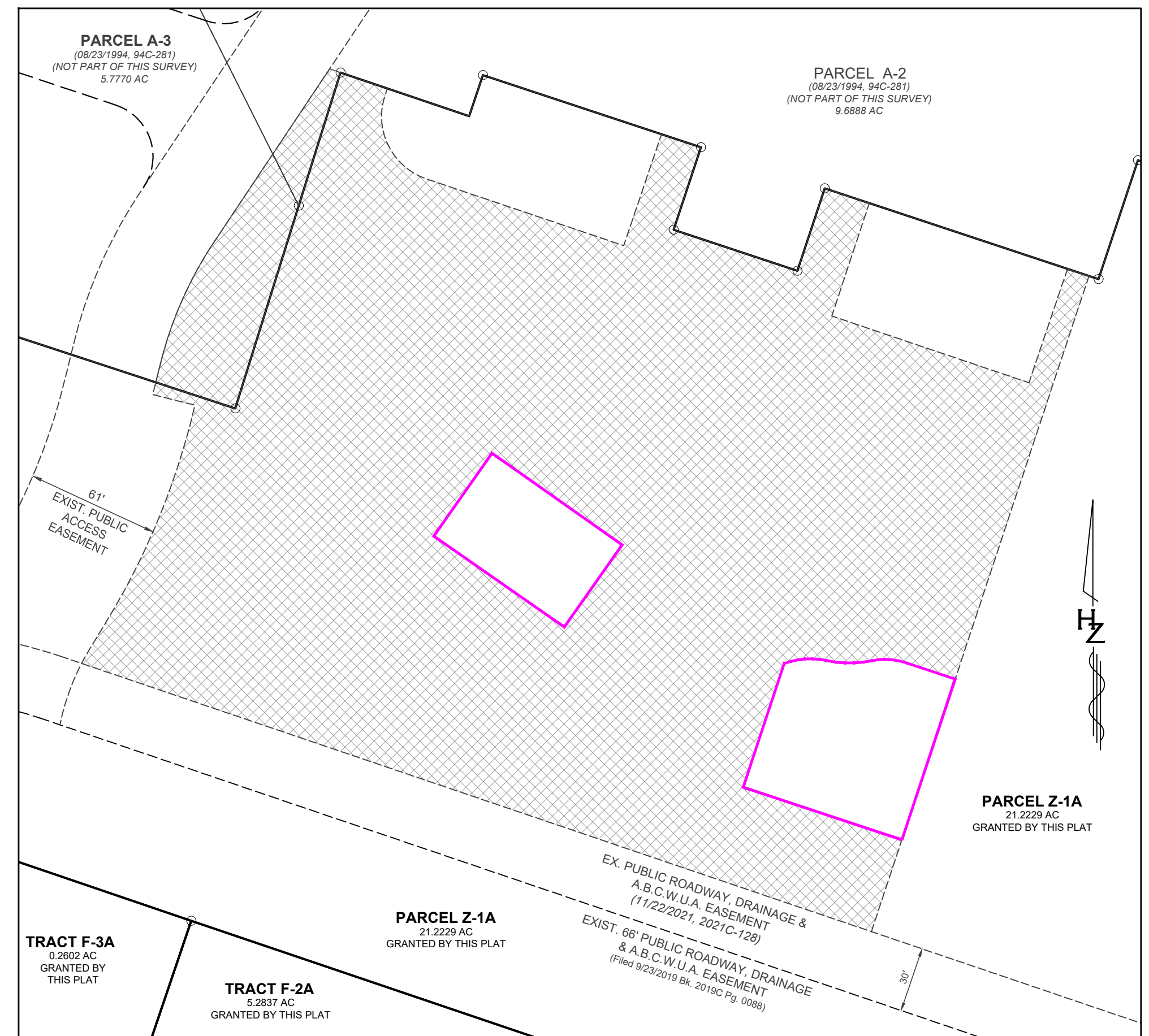
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
JULY 2025
SHEET 15 OF 15



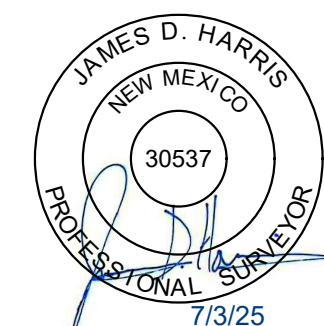
SHEET KEY MAP
Not to Scale



**EXISTING PARK EASEMENT
MODIFICATIONS**



FINAL PARK EASEMENT



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



PLAN SNAPSHOT REPORT VAC-2025-00031 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation **Project:** PR-2018-001579 (PR-2018-001579) **App Date:** 08/04/2025
Work Class: Public Easement(s) **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Vacation of a portion of a public easement for building **Expire Date:**

Parcel: 101905817045020406B1 Main	Address: 2100 Louisiana Blvd Ne 2100 Louisiana Blvd Ne Main Albuquerque, NM 87110	Zone:
--	--	--------------

Owner
Scott Goodman
Home: (505) 441-2318

Applicant
REGINA OKOYE
8220 SAN PEDRO DR. NE,
SUITE 520 ALBUQUERQUE,
NM
ALBUQUERQUE, NM 87113
Business: (505) 267-7686

Plan Custom Fields

Existing Project Number (If unknown, type N/A)	Number of Existing Lots1	Total Area of Site in Acres	2.84
Site Location Located Between Streets	Detailed Description of Vacated Easement	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	Block Number	Subdivision Name and/or Unit Number	WINROCK CENTER ADDN
Legal Description	Existing Zone District	Zone Atlas Page(s)	J-19
Acreage	Calculated Acreage	Council District	7
Community Planning Area(s)	Development Area(s)	Current Land Use(s)	03 Commercial Retail
Center Type	IDO Use Specific Standards Name	IDO Use Specific Standards Subsection	WTF (Restrictions) (4-3(E)), Drive-through or Drive-up Facility (Restrictions) (4-3(F))
IDO Use Development Standards Name	IDO Use Development Standards Subsection	Pre-IDO Zoning District	SU-3
Pre-IDO Zoning Description	FEMA Flood Zone		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_REGINA_OKOYE_8/4/2025.jpg	08/04/2025 12:27	OKOYE, REGINA		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	08/06/2025 8:40

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00039351	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00

PLAN SNAPSHOT REPORT (VAC-2025-00031)

Published Notice Fee - Legal Ad	\$75.00	\$75.00
Vacation of Public Easement	\$300.00	\$300.00
Technology Fee	\$29.75	\$29.75
Total for Invoice INV-00039351	\$454.75	\$454.75

Grand Total for Plan \$454.75 \$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	08/13/2025	Scheduled	Vacation of Public Easement

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		08/06/2025 8:47	08/06/2025 11:18
Associate Project Number v.1	Generic Action		08/06/2025 8:47
Screen for Completeness v.1	Generic Action		08/06/2025 8:47
Verify Payment v.1	Generic Action		08/06/2025 11:18
Application Review v.1		08/06/2025 11:18	
DHO Hearing v.1	Hold Hearing	08/06/2025 11:18	08/06/2025 11:19
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			



Development Facilitation Team (DHO) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2018-001579 **Date:** 7/30/2025 **Agenda Item:** #1 **Zone Atlas Page:** J-18, J-19

Legal Description: Lot/Tract Z2, Z1, A1A2, Winrock Center Addition (MX-H)

Request: Major Preliminary Plat review

Location: 2160 & 2100 Louisiana Blvd NE at Louisiana and Indian School

☐ Approved No Conditions

☒ Approved W/Conditions

☐ Not Approved

Application For: MAJOR PLT-2025-00009 – MAJOR PRELIMINARY PLAT

1. Availability Statement 250615 has been requested and will provide conditions for service.
 - a. This is currently pending final signature for completion. Prior to signature this must be executed.
2. Please clearly identify the easement as a public water and public sanitary sewer easement aside from other easement language.
3. Please provide a surveyed exhibit showing all public water and public sanitary sewer infrastructure within the platted area to ensure all infrastructure is within the proposed/existing easements. If additional easements are needed, please grant them.
4. Please identify if there are any encroachments that must also be removed from any existing/proposed easements.
5. Please include the following note on the cover sheet of the proposed plat.

ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
6. Please note that any future development will require subsequent Availability Statements and the one being written currently is to determine what is needed to provide access for the newly created lots and corridors.
7. Please provide reference to the roadways on the plat noted in the infrastructure list such that it ties to the plat correctly.



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2018-001579

MAJOR_PLT-2025-00009 - MAJOR PRELIMINARY PLAT

MODULUS ARCHITECTS, INC agent for WINROCK PARTNERS LLC requests the aforementioned action(s) for all or a portion of: Lot/Tract Z2, Z1, A1A2, WINROCK CENTER ADDN zoned MX-H located at 2160 & 2100 LOUISIANA BLVD LOUISIANA and INDIAN SCHOOL containing approximately 72.0 acre(s). (J-18, J-19)

PROPERTY OWNERS: WINROCK PARTNERS LLC

REQUEST: Major Preliminary Plat review

SKETCH 5-14-25 (DFT)

IDO – 2025

COMMENTS

- No objections.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2018-001579 Hearing Date: 07-30-2025

Project: 2160 & 2100 LOUISIANA BLVD Agenda Item No: 1

☐ Minor Preliminary / Final Plat	☒ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Bulk Land Plat
☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (HT#J19D058L) with engineer's stamp 6/17/25.
- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001579
2160 Louisiana-Winrock Center

AGENDA ITEM NO: 1

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Your sidewalk exhibit only shows sidewalk interior to the site, but does not show widths on sidewalks along Louisiana or Indian School. Both are arterials within a center and require 10' sidewalks with 6' to 8' landscape buffers. Please show these widths to determine if widening is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 30, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 7/30/25 -- **AGENDA ITEM:** #1

Project Number: PR-2018-001579

Application Number: MAJOR_PLT-2025-00009

Project Name: Lot/Tract Z2, Z1, A1A2, Winrock Center

Request: Major Preliminary Plat for Winrock Town Center

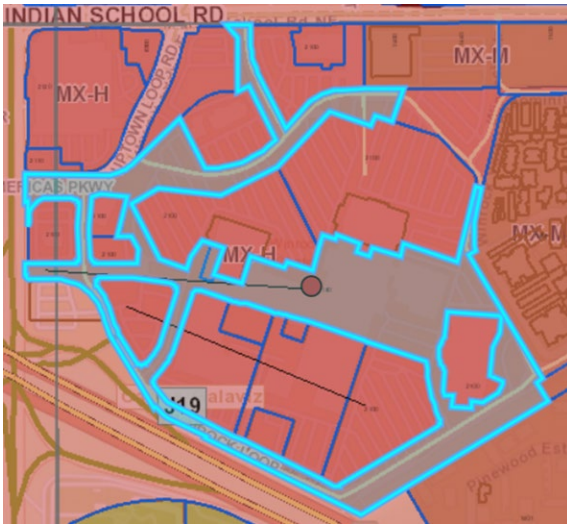
**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. Items that need immediate attention are in orange type*

BACKGROUND

- *The subject property lies entirely within the approved Winrock Town Center Master Development Plan Center (PR-2018-001579/ Application SD-2021-00305), the last amendment which was previously approved by the Development Review Board (DRB) on June 13, 2022 per SD-2021-00305.*
- The subject property is zoned MX-H (Mixed-Use – High Intensity Zone District); is located within an Area of Change; is located within the Mid Heights Community Planning Area; and is supported by an active Tax Increment Development District (TIDD), enabling strategic reinvestment in public infrastructure.
- The subject property is located within 1,320 feet (1/4 mile) of a Premium Transit Corridor Area and within the Urban Uptown Center. The Uptown bike path passes through the subject property.
- There is a concurrent amendment to the Master Site Plan (SP-2025-00050) currently under administrative review reflecting the proposed development and infrastructure of this Major Preliminary Plat.

**(See additional comments on next pages)*

- This is a proposed Major Preliminary Plat to do the following:
- Vacation of an existing public park easement. **Need to vacate the Park Easement where the proposed building easement are being placed, requiring the submittal of a Vacation of Public Easement(s) application, placement on a DHO agenda, and approval separately from and in addition to the Major Preliminary Plat application by the Development Hearing Officer (DHO).**
- Subdivide Tract Z-1 26.0241 deeded acres into two new tracts Z-1A of 21.2229 acres and Z-1B of 3.2666 acres.



- Subdivide Tract D 2.0002 deeded acres into two new tracts D-1 at 1.5857 acres and D-2 at .4145 acres.

Bernalillo County Parcels

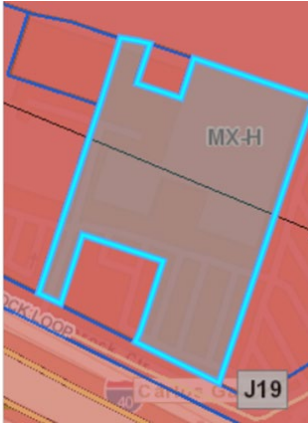
UPC: 101905805539920419
Owner: WINROCK WEST LLC
Owner Address: 100 SUN AVE NE SUITE #100, ALBUQUERQUE NM 87109-4660
Situs Address: LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: TR D FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G, & HWINROCK CENTER ADDITION CONT 2.0002 AC
Deeded Assessed Acres: 2.0002
Calculated GIS Acres: 2.0002
Tax Year: 2025

- Tract F-2 of 5.3295 deeded acres, a lot line adjustment, into F-2A at 5.2837 acres.

Bernalillo County Parcels
8 of 10

Bernalillo County Parcels

UPC: 101905812536120421
Owner: WCH LLC
Owner Address: 100 SUN AVE NE SUITE 100, ALBUQUERQUE NM 87109-4660
Situs Address: 2100 LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: TR F-2 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2, F-2,F-3 & J WINROCK CENTER ADDITION CONT 5.3295 AC
Deeded Assessed Acres: 5.3295
Calculated GIS Acres: 5.3183
Tax Year: 2025

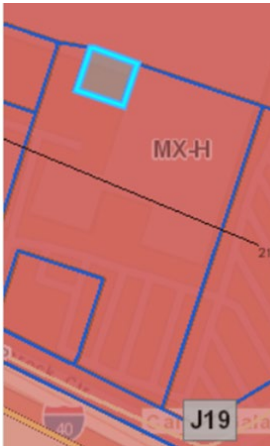


- Tract F-3 of .2145 deeded acres, a lot line adjustment, into F-3A at .2603 acres.

Bernalillo County Parcels
8 of 10

Bernalillo County Parcels

UPC: 101905812139220426
Owner: WINROCK PORTLAND LLC
Owner Address: 100 SUN AVE NE SUITE 210, ALBUQUERQUE NM 87109-4675
Situs Address: 2100 LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: TR F-3 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2, F-2,F-3 & J WINROCK CENTER ADDITION CONT .2145 AC
Deeded Assessed Acres: 0.2145
Calculated GIS Acres: 0.2144
Tax Year: 2025

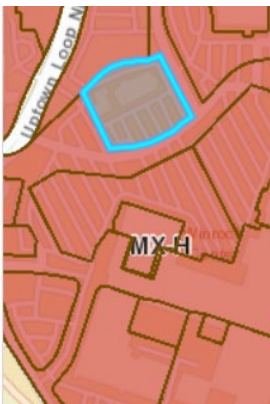


- Tract H of 2.4388 deeded acres, a lot line adjustment, into H-1 at 2.5631 acres.

Bernalillo County Parcels
2 of 2

Bernalillo County Parcels

UPC: 101905809548220424
Owner: WINROCK WEST LLC
Owner Address: 100 SUN AVE NE SUITE #100, ALBUQUERQUE NM 87109-4660
Situs Address: LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: TR H FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & HWINROCK CENTER ADDITION CONT 2.4388 AC
Deeded Assessed Acres: 2.4388
Calculated GIS Acres: 2.4371
Tax Year: 2025



- The incorporation of Tract B of 2.4765 deeded acres, of the Hunt Spectrum subdivision into the Winrock Center Addition, and the creation of Tract B-1 into 2.2788 acres.

Bernalillo County Parcels

◀ 2 of 2 ▶

✕

Bernalillo County Parcels

UPC: 101905808350420415

Owner: WINROCK PADS LLC C/O COFORGE BPS

Owner Address: 2727 LBJ FWY SUITE 806, DALLAS TX 75234-7334

Situs Address: 2100 LOUISIANA BLVD NE, ALBUQUERQUE NM 87110

Legal Description: TR B PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW 1/4 SEC 18 T10N R4ECONT 2.4765 AC

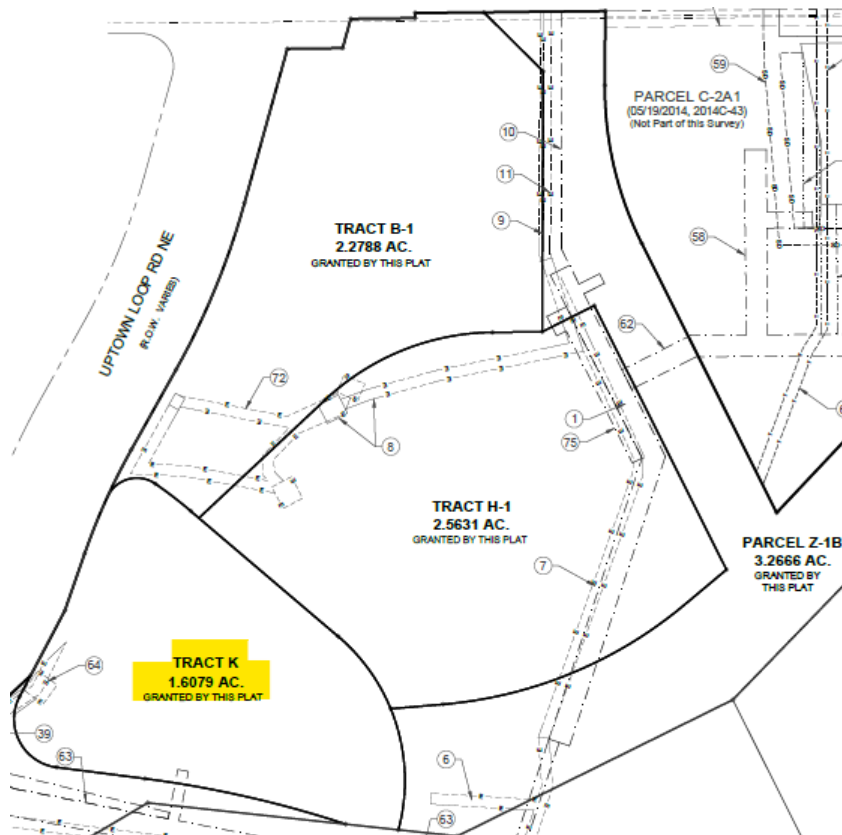
Deeded Assessed Acres: 2.4765

Calculated GIS Acres: 2.4697

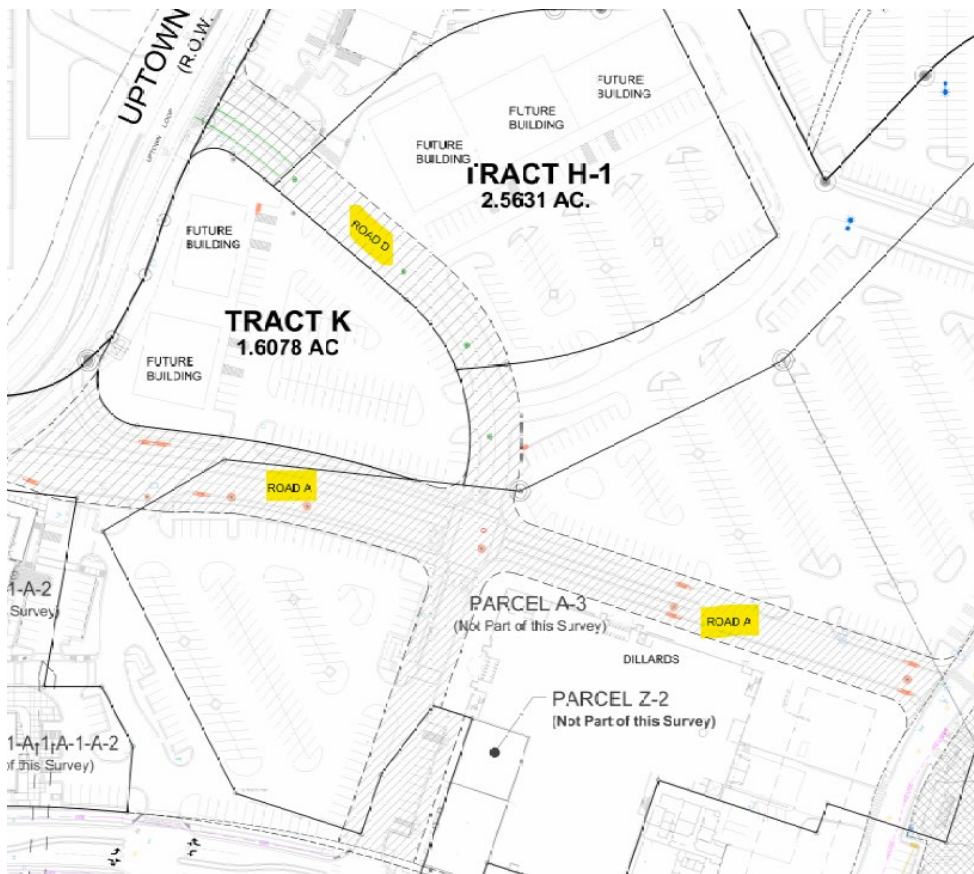
Tax Year: 2025



- The creation of Tract K at 1.0678 acres from portions of tracts Z-1, B and H.



- Dedication of a new public roadway Road A, along with curb, gutter and 10' sidewalk with a landscape buffer.



- Granting of new public easements for access, water, sanitary sewer, and storm drainage, coordinated with the realigned road network. (*Road D is existing*)
- The infrastructure including public water, sanitary sewer, and storm drainage improvements have been placed on an Infrastructure List.

IDO/DPM COMMENTS

- The application number must be added to the Plat.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the Plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(l)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Neighborhood notifications and sign postings are compliant with this application.

6-6(K)(2)(k) The **date of the DHO approval shall be recorded on the original drawing of the final plat**, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(l)(5) (Development Hearing Officer Applications).

- ✓ A conceptual grading and drainage plan has been approved by CABQ Hydrology.
- ✓ A Traffic Circulation Layout has been approved for permit, per Transportation Engineer.
- ✓ The required signatures from the surveyor, property owner(s) and the City Surveyor are featured on the Plat.

6-6(L)(2)(d) Final Plat

1. Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).

3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
5. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Plat_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval

**Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Antoni Montoya/Jay Rodenbeck
Planning Department

DATE: 7/29/25

