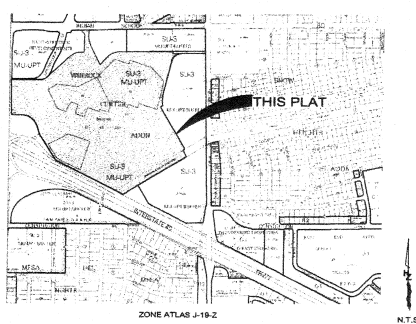




DOCS 2021137236
11/27/2021 10:07 AM
Bernalillo County

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. ONEST 48/6 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 ONEST 48/6 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, SIGN, POOL, (UNDERGROUND OR OVERHEAD), MUST THE CONDUIT OR WOOD POOL, BOLLARD 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>
ONEST 48/6 CENTURYLINK QC	<u>[Signature]</u> <u>6/28/21</u>
COMCAST	<u>[Signature]</u> <u>5/17/21</u>

CITY APPROVALS

CITY SURVEYOR	<u>[Signature]</u> <u>3/24/2021</u>
REAL PROPERTY DIVISION	<u>[Signature]</u> <u>DATE</u>
ENVIRONMENTAL HEALTH DEPARTMENT	<u>[Signature]</u> <u>DATE</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>DATE</u>
AMATCA	<u>[Signature]</u> <u>Nov 9, 2021</u>
CITY ENGINEER/ARTHOLOGY	<u>[Signature]</u> <u>DATE</u>
COOK ENFORCEMENT	<u>[Signature]</u> <u>Nov 10, 2021</u>
DRD CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u> <u>DATE</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 END OF WAY LINE OF LOUISIANA BOULEVARD, NE (R.O.W. VAREES), FROM WHENCE I E TO A G.R.S. MONUMENT "20.319" BEARS N 03.391° E IN A DISTANCE OF 1349.94 E;
THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST END OF WAY LINE OF LOUISIANA BOULEVARD, S 89.447° E IN A DISTANCE OF 385.43 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 43.704°, A CHORD BEARING OF N 48.533° E, AND A CHORD LENGTH OF 92.10 FEET, TO AN ANGLE POINT;
THENCE N 48.544° E, A DISTANCE OF 466.33 FEET TO A POINT ON A CURVE MARKED BY A FOUND BRASS CAP MARKED "WARD";
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 173.35 FEET, A RADIUS OF 230.00 FEET, A DELTA

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°44'21"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	36.80
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	39.66
C13	87°09'58"	91.06	N88°55'58"E	136.55	154.59
C14	72°17'47"	92.48	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°03'40"	60.00	N50°46'56"E	71.32	75.41
C20	91°04'35"	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	N24°06'28"E	45.64	67.57
C23	12°51'00"	185.00	S87°03'10"E	32.44	33.50
C24	90°00'00"	30.00	N88°30'05"W	42.47	47.12
C25	31°11'48"	186.00	S34°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	N24°06'28"E	70.20	70.45
C28	24°00'00"	280.00	N50°32'08"W	123.63	124.57
C29	30°00'00"	30.00	N88°30'05"W	42.47	47.12
C30	15°02'01"	183.00	S78°40'05"E	47.88	48.62
C31	19°20'11"	117.00	S78°40'05"E	30.61	30.70
C32	24°58'12"	100.00	N57°11'11"W	43.24	43.58
C33	88°12'27"	30.00	N1°38'11"E	38.69	42.00
C34	22°58'22"	280.00	N20°15'08"E	193.56	194.29
C35	2°56'43"	183.00	S72°42'32"E	10.41	10.61
C36	12°05'17"	183.00	S80°13'30"E	35.34	35.61
C37	19°20'11"	117.00	S78°40'05"E	30.61	30.70
C41	24°58'46"	64.00	S72°42'32"E	20.64	20.81
C42	24°58'46"	30.00	S78°56'37"W	40.17	40.42
C43	87°33'00"	30.00	N88°30'05"W	38.68	39.13
C44	71°33'02"	127.00	N10°14"E	155.59	157.40
C45	11°59'17"	117.00	N20°02'30"W	24.68	24.85
C46	31°05'24"	117.00	N72°49'30"W	6.50	6.60
C47	18°00'01"	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°17'34"	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	S58°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°07'12"	427.58	L80	N00°00'00"	1.00
L15	S24°43'17"	367.18	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"	102.27
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"	192.30	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	S04°58'14"	64.29
L25	N17°24'50"	105.95	L91	S89°75'36"	88.85
L26	S85°50'50"	112.84	L92	N01°00'00"	244.60
L27	N02°22'40"	5.88	L93	N01°48'00"	23.60
L28	N00°00'20"	49.38	L94	N17°18'50"	64.79
L29	N00°00'36"	16.99	L95	N18°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°16'37"	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	N18°16'03"	162.20
L41	S18°21'02"	60.00	L107	S71°43'02"	182.20
L42	N17°14'41"	62.32	L108	S18°17'30"	21.30
L43	S17°18'50"	84.93	L109	S25°09'17"	166.28
L44	N20°13'17"	417.17	L110	N18°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	N63°20'20"	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	S28°35'54"	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	S18°16'03"	16.84
L54	S02°03'34"	252.42	L120	S59°02'06"	242.79
L55	S17°23'18"	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	S60°00'29"	120.51
L59	N18°14'16"	128.00	L125	S64°43'16"	61.90
L60	N17°15'41"	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# 2021137235
11/22/2021 02:25 PM Page: 2 of 14
PLAT R: \$25.00 B: 2021C P: 0128 Linda Stover, Bernalillo County

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 MINOROCK CENTER ADDITION.

(2)

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

11/22/2021 02:25 PM Page: 3 of 14
PLAT R: \$25.00 S: 2021C P: 0128 Linda Stover, Bernalillo County

Indian School Road

(103' R.)

SCHOOL AND SHOPPING CENTER

Loop Road, N

VARIABLES

Point of Beginning

THAT ALL
EXISTING
EQUIPMENT SIZE
(PROPOSED, APPROVED)

Loop Road, N.E.
(VARIES)

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

☐ Found Monument (as indicated on this sheet)
☒ Calculated Corner Unable to set
☒ Set Monument: Rater w/Cap HZ L5 T682
 OR
 Mayfield w/Washer HZ L5 T602

Where possible found monuments are tagged with Washer: HZ L5 T682

THIS PLATTING ACTION

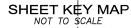
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
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(3)

2021C-128

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_Plot01
 Z:\Editing\Edits\Edits.dwg
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2021C-128

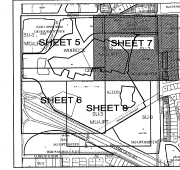
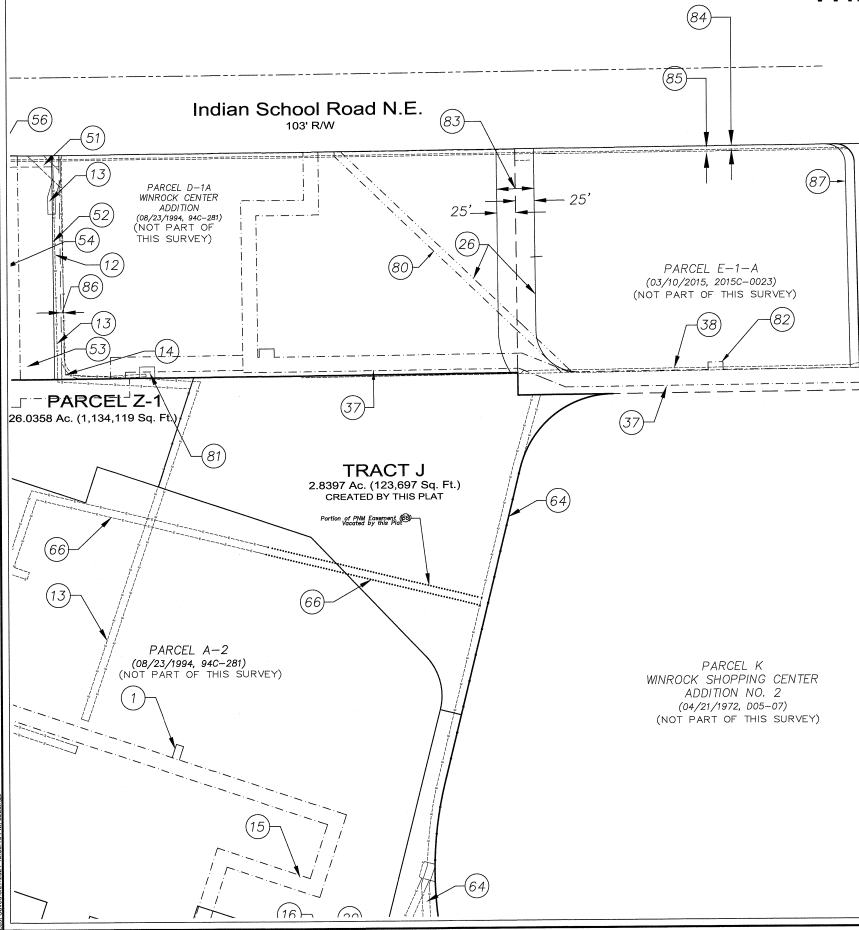
(5)

EXISTING EASEMENTS

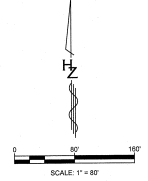
(6)

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



SHEET KEY MAP
NOT TO SCALE



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

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 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

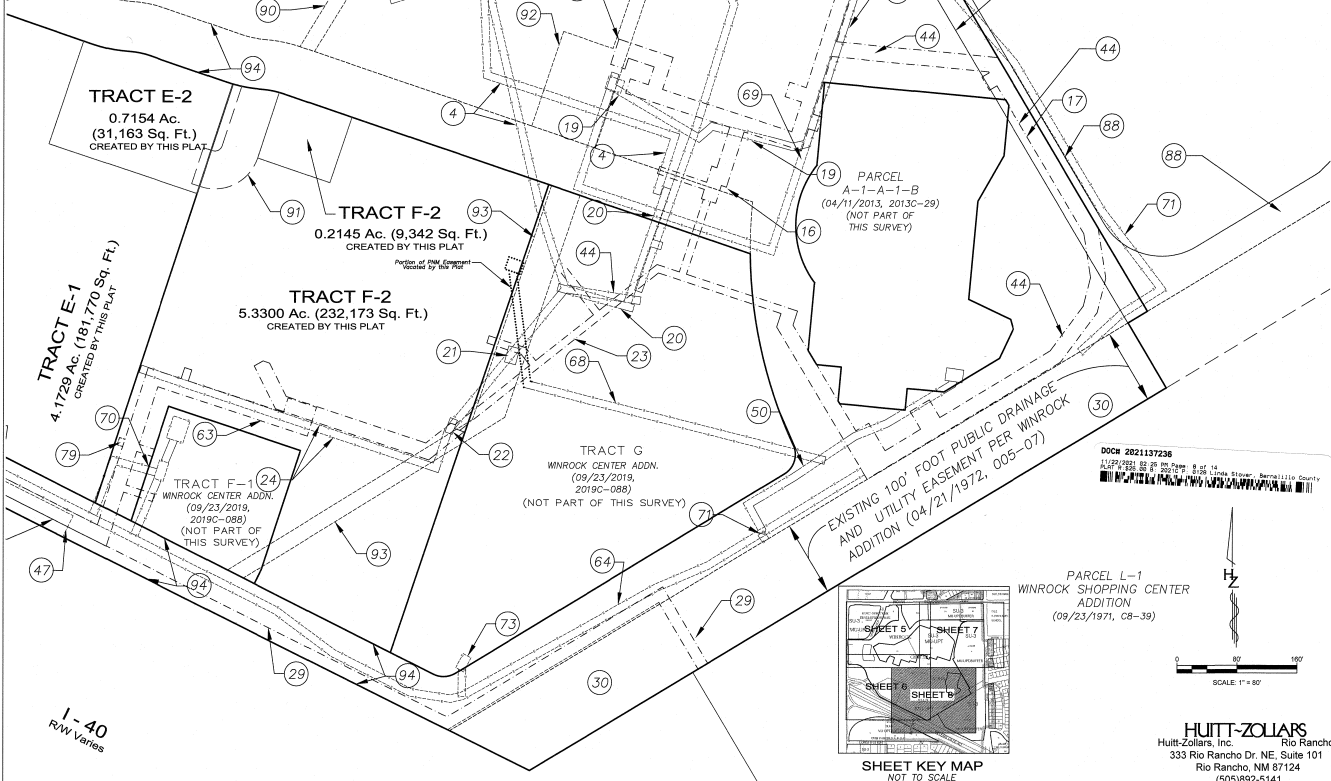
2021C-12f

(7)

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

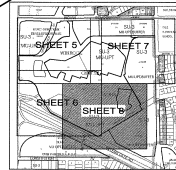
LEGEND

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)



SHEET KEY MAP
 NOT TO SCALE

HUETT-ZOLLARS
 Huett-Zollars, 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: 201901100001 - Alameda Valley and Winrock Town Center/OS Design/05.11 Survey/Parcel/CD/WinrockCenter/Parcel
 User: [Name] Password: [Name] Plot Date: 10/23/2019 10:00:00 AM Plot Time: 10:00:00 AM Plot User: [Name]

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

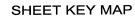
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no.

L27—

327

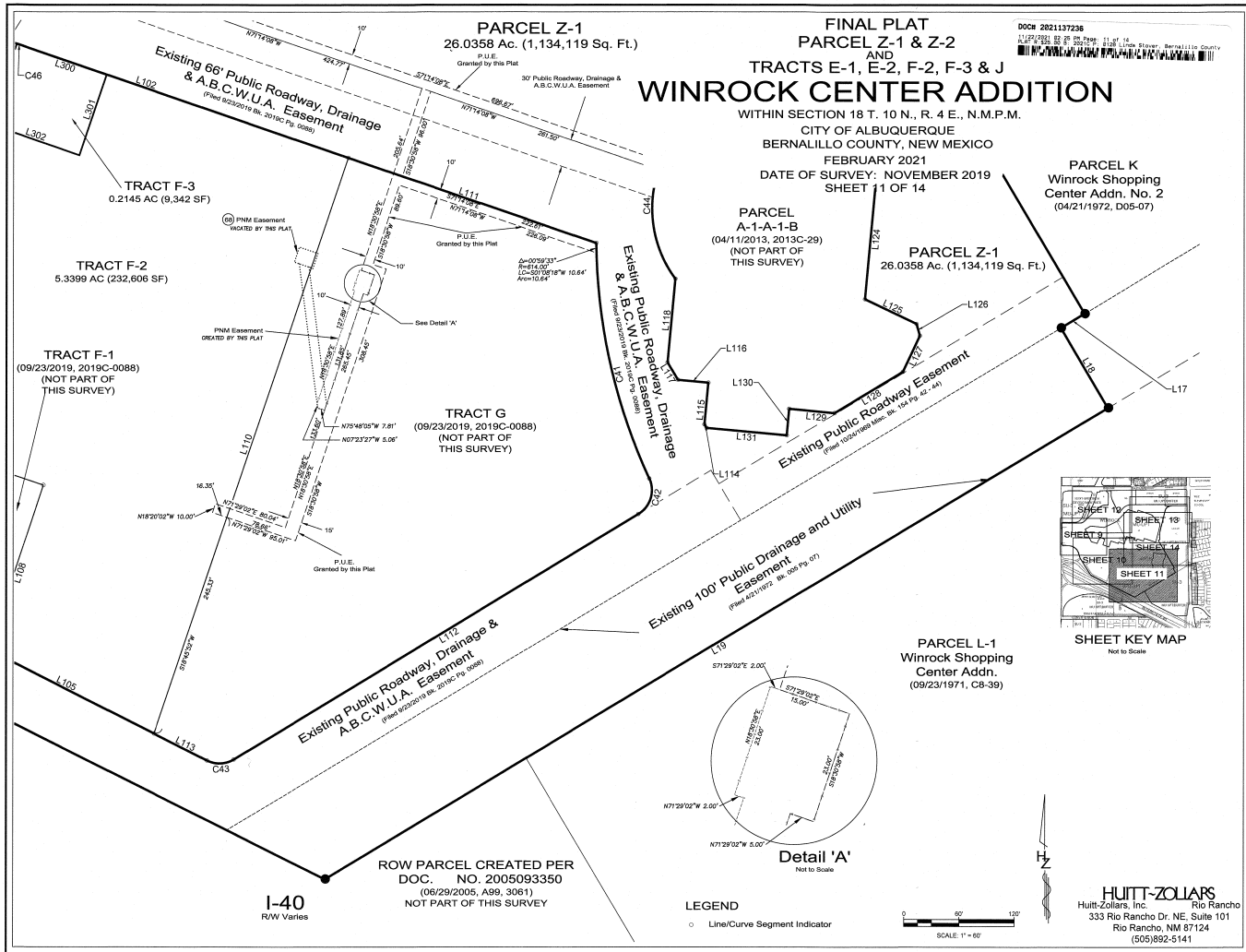
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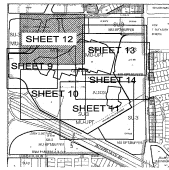
LEGEND

(e)

2021C12f



2021C-12f



Indian School Road NE
103' R/W

DOC# 2021137236
JULY 1993 03 08 00:00 22 of 24
BURNING OF THE PLAT 22 of 24
BURNING OF THE PLAT 22 of 24

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

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: 1/14/2021, 1:04:44 AM, Rio Rancho, NM
Plotted: 1/14/2021, 1:04:44 AM, Rio Rancho, NM
Plotted: 1/14/2021, 1:04:44 AM, Rio Rancho, NM
Plotted: 1/14/2021, 1:04:44 AM, Rio Rancho, NM

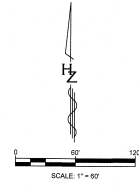
2021C-12f

(12)

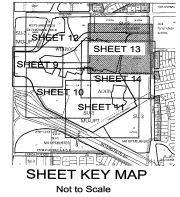
FINAL PLAT
 PARCEL Z-1 & Z-2
 AND
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION

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
 ALP/2021 02 25 10:00 10:00 10:00 10:00
 ALP/2021 02 25 10:00 10:00 10:00 10:00
 ALP/2021 02 25 10:00 10:00 10:00 10:00
 ALP/2021 02 25 10:00 10:00 10:00 10:00

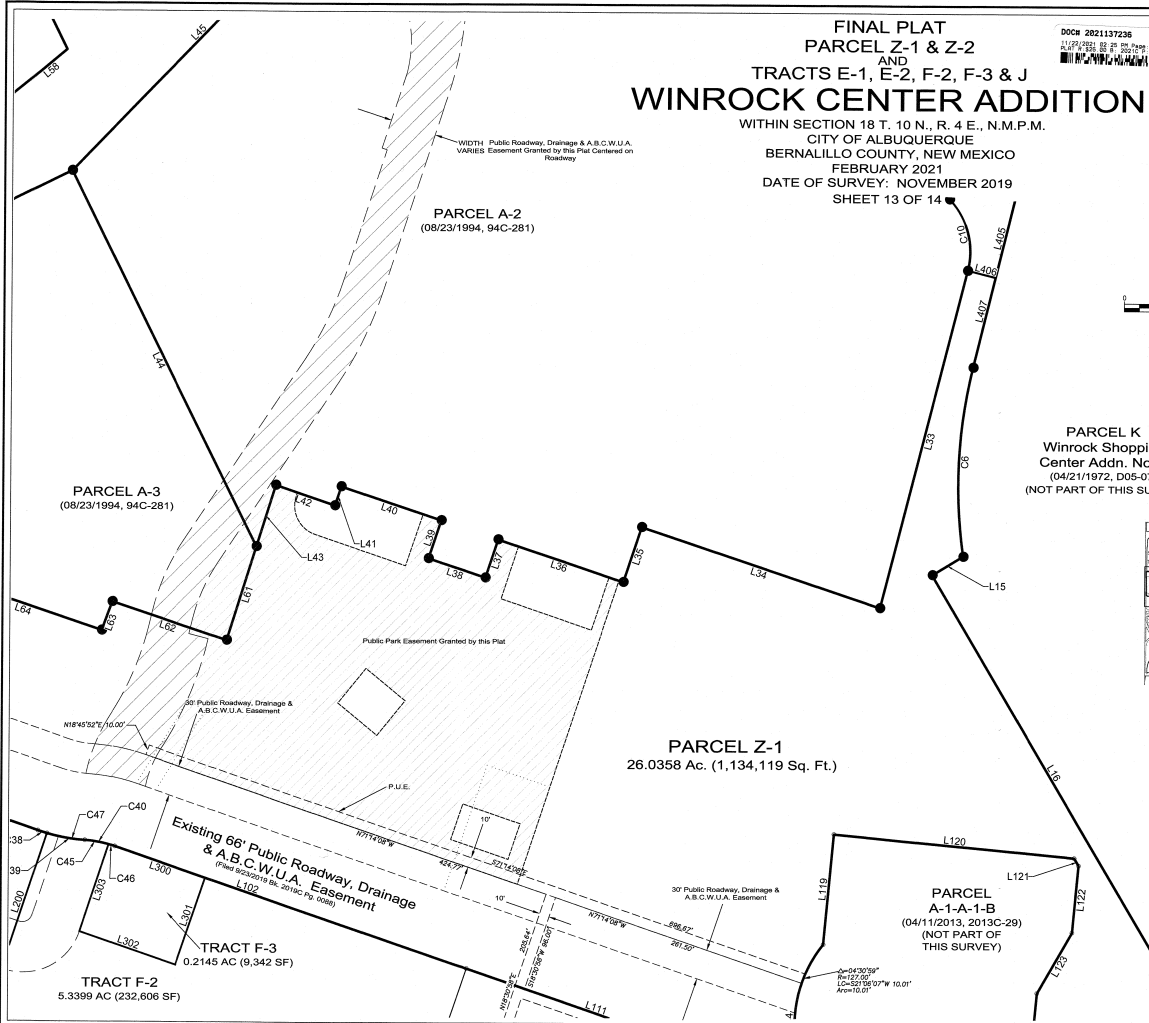


PARCEL K
 Winrock Shopping
 Center Addn. No. 2
 (04/21/1972, D05-07)
 (NOT PART OF THIS SURVEY)



LEGEND
 ○ Line/Curve Segment Indicator

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



Plotted: 11/02/2021 10:00 AM, Rio Rancho, NM
 Huett-Zollars, Inc.
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505) 892-5141

2021C-128

(13)

DOC# 2021137236

1/17/2021 10:00 AM 100' x 100' 14' 10" 100' x 100' 14' 10" 100' x 100' 14' 10"

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 14 OF 14



SHEET KEY MAP
Not to Scale

PARCEL D-1A
(08/23/1994, 94C-281)

PARCEL E-1-A
(03/10/2015, 2015C-0023)
(NOT PART OF
THIS SURVEY)

Public Water Easement

Public Water Easement

Existing 20' Public Waterline Easement

10' Public Water Easement
Granted by this Plat

10' Private Sanitary Sewer Easement for the
Benefit of Tract J
Easement is centered on Private Sanitary Sewer Line

TRACT J
2.8397 Ac. (123,697 Sq. Ft.)

Existing 10' PNM Easement

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

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

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

Existing 10' Public Utility Easement

EXISTING PNM EASEMENT (66)
(VACATED BY THIS PLAT)

10' PNM Easement
Granted by this Plat

LEGEND

○ Line/Curve Segment Indicator



SCALE: 1" = 60'

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)882-5141

Plotted: 1/14/2021 10:00 AM 100' x 100' 14' 10" 100' x 100' 14' 10" 100' x 100' 14' 10"
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Last Saved: 1/14/2021 7:52:31 PM 100' x 100' 14' 10" 100' x 100' 14' 10" 100' x 100' 14' 10"

2021C-128

(14)