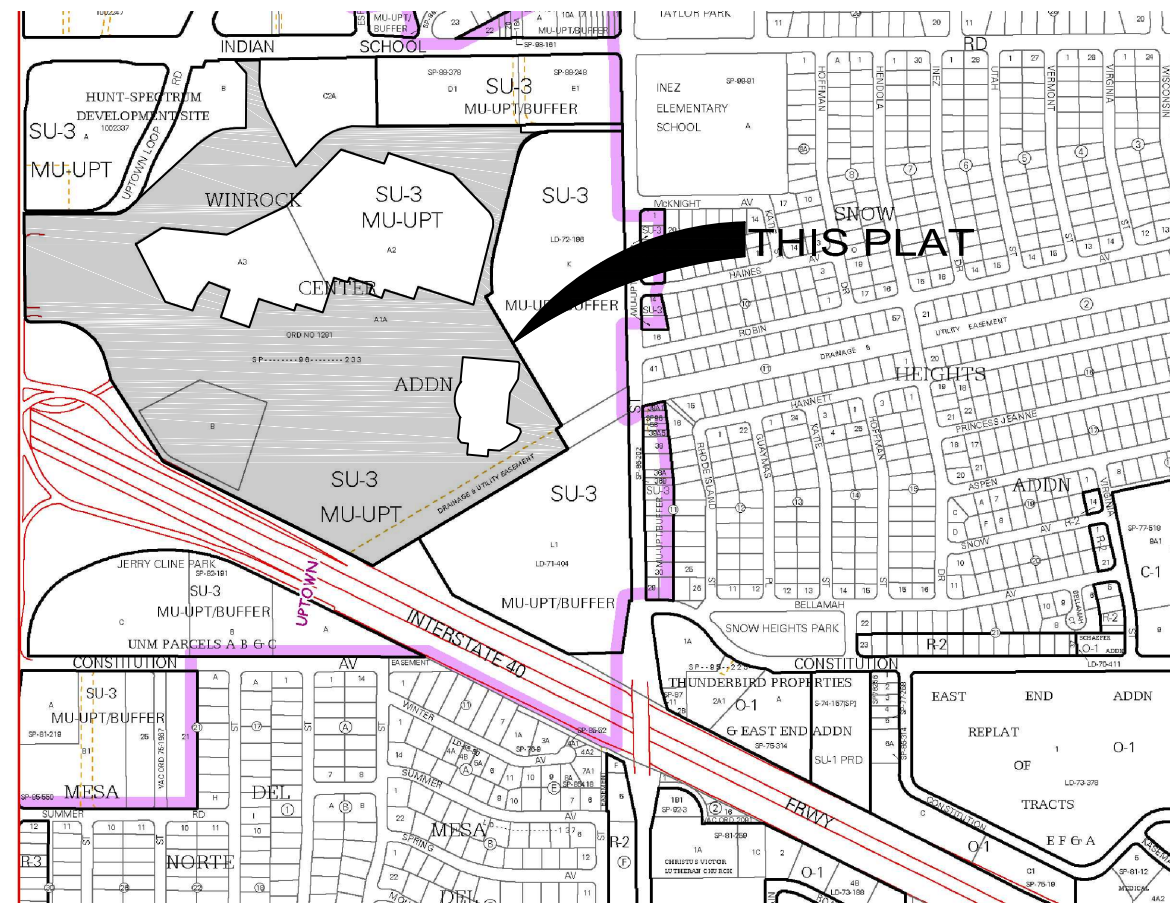


SKETCH PLAT
 PARCEL A-1-A-1-A-1
 AND
 TRACTS A, D, E, F, F-1, G & H
WINROCK CENTER ADDITION

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

DATE OF SURVEY: MARCH 2018
 SHEET 1 OF 8



ZONE ATLAS J-19-Z

N.T.S.

A.B.C.W.U.A PUBLIC WATER & SEWER EASEMENT NOTE

The PUBLIC WATER and SEWER EASEMENT(S) granted herein shall be vacated upon the dedication of the land on which the easement lies to the City of Albuquerque, and the City's acceptance of the dedication as public right of way, for any portions of the easement which shall be included in the dedication.

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PARCEL AND SEVEN (7) TRACTS FROM TWO (2) PARCELS. EXISTING PARCEL A-1-A-2, IS VACATED BY THIS PLAT.

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1_H19A" ELEVATION = 5326.611 (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

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

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

SOLAR NOTE

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

TREASURER'S CERTIFICATION

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

PARCEL A-1-A-1-A-1, UPC # 101905813240220410L1

PARCEL A-1-A-2, UPC # 101905804144220412

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

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

Kim C. Stelzer, N.M.P.L.S. NO. 7482 _____ DATE _____

SUBDIVISION DATA

DRB NO.	_____	PLAT ACRES (Gross)	51.6008
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	31.0896
NO. OF TRACTS	7	TRACT ACRES	20.5112
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 ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

WINROCK PARTNERS, LLC _____ DATE _____
 GARY D. GOODMAN, AUTHORIZED SIGNATORY:

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROJECT NO. _____

APPLICATION NO. _____

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QWEST CORPORATION d/b/a CenturyLink QC _____ DATE _____
 COMCAST _____ DATE _____

CITY APPROVALS

CITY SURVEYOR _____ DATE _____
 REAL PROPERTY DIVISION _____ DATE _____
 ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 A.B.C.W.U.A. _____ DATE _____
 DEPARTMENT OF PARKS & REC. _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



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

SKETCH PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 TRACTS A, D, E, F, F-1, G & H
WINROCK CENTER ADDITION

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

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: MARCH 2018
 SHEET 2 OF 8

CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	75°38'24"	128.84'	170.09'	158.00'	S 51°44'41" W
C2	22°19'19"	486.38'	189.49'	188.29'	S 02°01'20" W
C3	23°37'38"	185.00'	76.29'	75.75'	N 51°54'24" W
C4	72°47'56"	222.30'	282.45'	263.83'	N 53°33'57" W
C5	89°47'17"	20.00'	31.34'	28.23'	N 45°08'46" W
C6	43°14'04"	125.00'	94.32'	92.10'	N 68°33'39" E
C7	42°33'21"	230.00'	170.83'	166.93'	N 68°12'59" E
C8	26°56'11"	322.00'	151.38'	149.99'	S 13°09'53" E
C9	46°16'05"	220.45'	175.02'	173.22'	N 66°28'44" E
C10	13°06'12"	160.00'	36.59'	36.51'	N 06°58'37" E
C11	97°08'56"	91.06'	154.40'	136.55'	N 48°59'58" E
C12	07°24'15"	456.48'	58.99'	58.95'	S 86°07'41" E
C13	95°06'43"	30.00'	49.80'	44.28'	S 42°16'28" E
C14	08°54'56"	130.00'	20.23'	20.21'	S 00°49'28" W
C15	93°38'26"	30.00'	49.03'	43.75'	S 43°11'11" W
C20	13°47'05"	1233.00'	296.65'	295.93'	S 78°07'40" E
C21	14°30'59"	278.00'	70.43'	70.25'	N 24°34'20" W
C22	24°26'36"	292.00'	124.57'	123.63'	N 29°32'08" W
C23	131°47'51"	25.00'	57.51'	45.64'	N 24°08'29" E
C24	12°51'00"	1163.00'	260.83'	260.29'	S 83°32'05" E
C25	95°52'26"	30.00'	50.20'	44.54'	S 29°10'21" E
C26	31°18'43"	196.00'	107.11'	105.79'	S 34°25'13" W
C27	98°05'35"	30.00'	51.36'	45.31'	N 80°52'37" W
C28	24°58'17"	100.00'	43.58'	43.24'	N 50°57'11" W
C29	80°12'27"	30.00'	42.00'	38.65'	N 01°38'11" E
C30	22°58'32"	260.00'	104.26'	103.56'	N 30°15'08" E
C31	90°00'00"	30.00'	47.12'	42.43'	N 63°45'52" E
C32	15°02'01"	183.00'	48.02'	47.88'	S 78°45'09" E
C33	15°02'01"	117.00'	30.70'	30.61'	S 78°45'09" E
C34	15°02'01"	183.00'	48.02'	47.88'	S 78°45'09" E
C35	02°56'43"	183.00'	9.41'	9.41'	S 72°42'30" E
C36	12°05'18"	183.00'	68.61'	38.54'	S 80°13'30" E
C37	15°02'01"	117.00'	30.70'	30.61'	S 78°45'09" E
C38	90°00'00"	30.00'	47.12'	42.43'	S 26°14'08" E
C39	97°47'48"	30.00'	51.21'	45.21'	S 67°39'46" W
C42	139°45'19"	30.00'	73.18'	56.34'	N 51°06'48" W
C43	90°00'00"	30.00'	47.12'	42.43'	N 63°45'52" E
C44	24°24'46"	614.00'	261.61'	259.64'	S 12°50'55" W
C45	84°03'51"	30.00'	44.02'	40.17'	S 16°58'37" W
C67	35°06'13"	400.00'	245.07'	241.25'	S 67°37'21" W

LINE TABLE

NO	BEARING	LENGTH
L1	S 58°43'21" W	36.18'
L2	S 59°09'48" W	30.01'
L3	S 30°41'42" E	100.08'
L4	N 26°19'48" E	5.03'
L5	S 49°54'25" W	2.48'
L6	N 89°22'44" W	5.66'
L7	N 00°02'22" W	49.88'
L8	N 89°59'36" E	15.69'
L9	N 89°59'36" W	15.92'
L10	N 89°25'26" E	44.90'
L11	N 45°07'26" W	77.46'
L12	N 89°24'04" E	122.33'
L13	S 00°21'21" W	68.73'
L14	N 43°17'16" E	140.57'
L15	N 89°33'46" E	100.10'
L16	S 89°49'49" E	33.24'
L17	S 27°29'46" E	65.32'
L18	S 4°58'47" E	64.25'
L22	N 17°18'50" W	64.79'
L23	S 89°57'35" E	58.85'
L24	N 38°28'03" W	81.29'
L25	N 41°44'24" E	51.57'
L28	N 59°00'33" E	91.77'
L29	S 30°59'27" E	62.88'
L30	S 30°59'27" E	16.88'
L31	S 30°59'27" E	46.00'
L32	S 30°50'26" E	45.91'

LEGAL DESCRIPTION

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

PARCEL A-1-A-1-A-1 OF THE PLAT OF PARCELS A-1-A-1-A-1 AND E-1-A 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 10, 2015, IN BOOK 2015C, PAGE 23, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE (R.O.W. VARIES), FROM WHENCE A TIE TO A.G.R.S. MONUMENT "20_H18" BEARS N 03°39'19" W. A DISTANCE OF 1349.94 FEET;
 THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, S 89°49'49" E. A DISTANCE OF 385.41 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 94.32 FEET, A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 43°14'04", A CHORD BEARING OF N 68°33'39" E, AND A CHORD LENGTH OF 92.10 FEET, TO AN ANGLE POINT;
 THENCE N 46°56'36" E, A DISTANCE OF 406.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED "WINROCK";
 THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 170.83 FEET, A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 42°33'21". A CHORD BEARING OF N 68°12'59" E, AND A CHORD LENGTH OF 166.93 FEET, TO A POINT MARKED BY A FOUND PK NAIL STAMPED "PS 10472";
 THENCE N 89°25'26" E, A DISTANCE OF 44.90 FEET TO AN ANGLE POINT;
 THENCE N 00°14'23" E, A DISTANCE OF 240.78 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED "WINROCK";
 THENCE N 45°07'26" W, A DISTANCE OF 77.46 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. MARKED BY A FOUND BRASS CAP MARKED "WINROCK PT 8";
 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°24'04" E, A DISTANCE OF 112.33 FEET TO AN ANGLE POINT;
 THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°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 S 26°36'34" E, A DISTANCE OF 278.60 FEET TO AN ANGLE POINT;
 THENCE N 43°17'16" 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 00°29'37" E, A DISTANCE OF 29.79 FEET TO AN ANGLE POINT;
 THENCE N 89°30'17" 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 427.79 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";
 THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 189.49 FEET, A RADIUS OF 486.38 FEET, A DELTA ANGLE OF 22°19'19", A CHORD BEARING OF S 02°01'20" W, AND A CHORD LENGTH OF 188.29 FEET, TO AN ANGLE POINT MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 10472";
 THENCE S 58°43'21" W, A DISTANCE OF 36.18 FEET TO AN ANGLE POINT;
 THENCE S 30°50'26" E, A DISTANCE OF 652.55 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;
 THENCE S 59°09'48" W, A DISTANCE OF 30.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;
 THENCE S 30°41'42" E, A DISTANCE OF 100.08 FEET TO THE SOUTHEAST CORNER, MARKED BY A FOUND BRASS CAP MARKED "WINROCK 1979 DTM 1010";
 THENCE S 59°10'07" W, A DISTANCE OF 988.91 FEET TO AN ANGLE POINT MARKED BY 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°16'41" 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°33'57" 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°47'17", A CHORD BEARING OF N 45°08'46" W, AND A CHORD LENGTH OF 28.23 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, N.E.;
 THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT SIX COURSES, N 89°22'44" W, A DISTANCE OF 5.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL;
 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 69.2547 ACRES (3,016,735 SQUARE FEET), MORE OR LESS, LESS THAN AND EXCEPTING THE FOLLOWING FOUR PARCELS;

EXCEPTIONS

PARCELS A-2 AND A-3

PARCEL A-2 AND PARCEL A-3 OF THE PLAT OF PARCELS A-1 THRU A-3 AND C-A2 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 23, 1994, IN BOOK 94C, PAGE 281, CONTAINING 15.4701 ACRES (673,877 SQUARE FEET), MORE OR LESS

PARCEL A-1-A-1-B

PARCEL A-1-A-1-B OF THE PLAT OF TRACTS A-1-A-1-A AND A-1-A-1-B OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 04, 2013, IN BOOK 2013C, PAGE 29, CONTAINING 2.1833 ACRES (95,105 SQUARE FEET), MORE OR LESS.

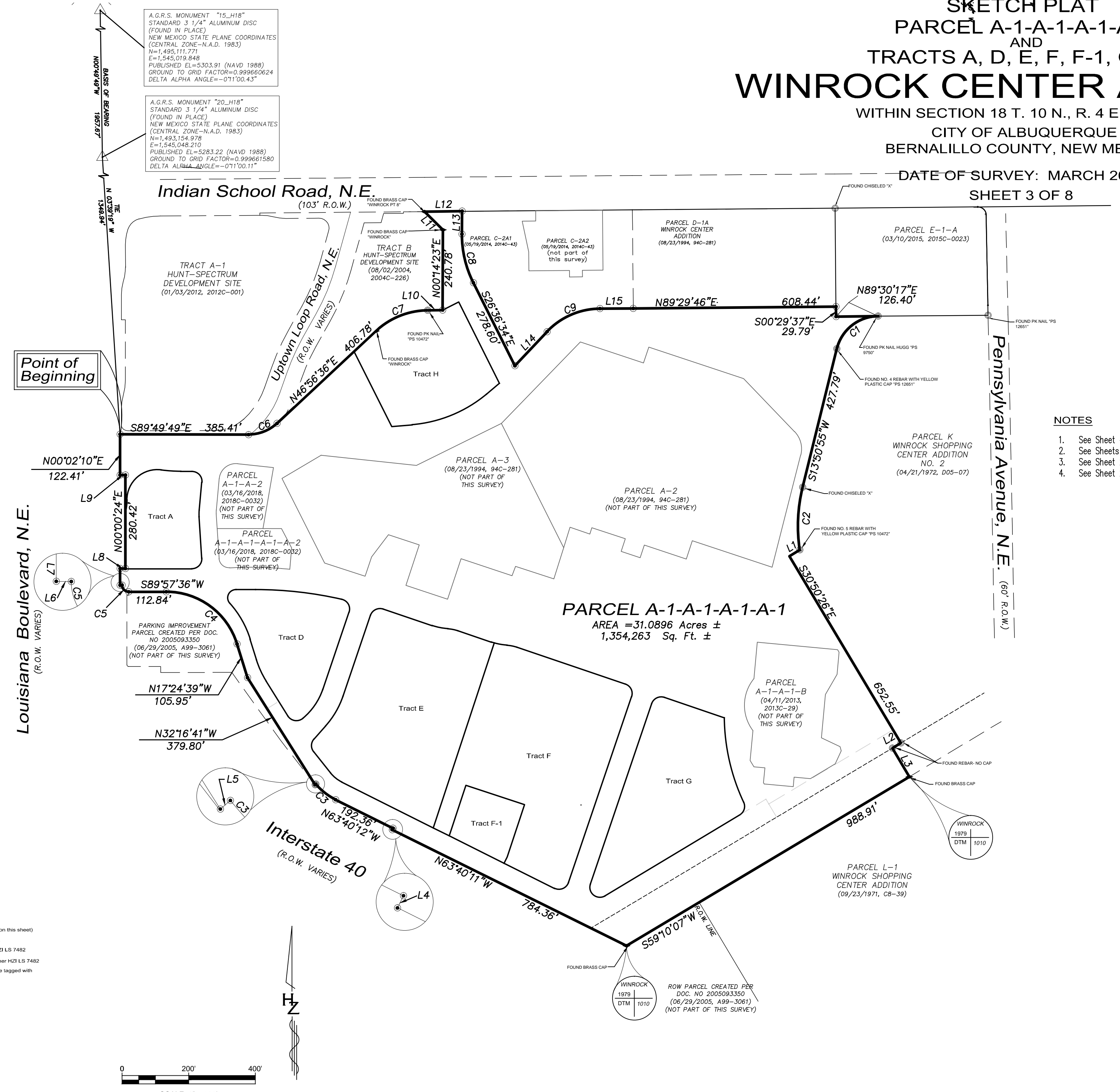
SAID THREE EXCEPTIONS CONTAINING 17.6534 ACRES (768,982 SQUARE FEET), MORE OR LESS.

LEAVING A NET AREA OF 51.6008 ACRES (2,247,731 SQUARE FEET), NOW COMPRISING PARCEL A-1-A-1-A-1-A-1, TRACTS A THROUGH G AND DEDICATED ROADS WITHIN WINROCK CENTER ADDITION.

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

SKETCH PLAT
PARCEL A-1-A-1-A-1-A-1
 AND
TRACTS A, D, E, F, F-1, G & H
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

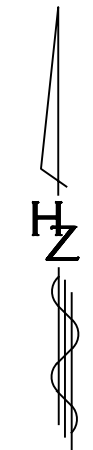
DATE OF SURVEY: MARCH 2018
 SHEET 3 OF 8



- NOTES**
1. See Sheet 4 for Existing Easement Details.
 2. See Sheets 5, 6 & 7 for New Tracts and Streets Details.
 3. See Sheet 2 for Line and Curve Tables.
 4. See Sheet 2 for Existing Easement Vacations by this Plat.

LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner Unable to set
 - Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482



Plotted: 4/2/2018 9:04:33 AM, By: Mathiesen, Corbin
 H:\p\101303099 Winrock\Survey\Plat\Next_Phase\Winrock_Parcel_PhaseA_TIDD Plat.dwg
 Last Saved: 4/2/2018 9:03:24 AM, Kstelzer

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

EXISTING EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT

- 1. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023664

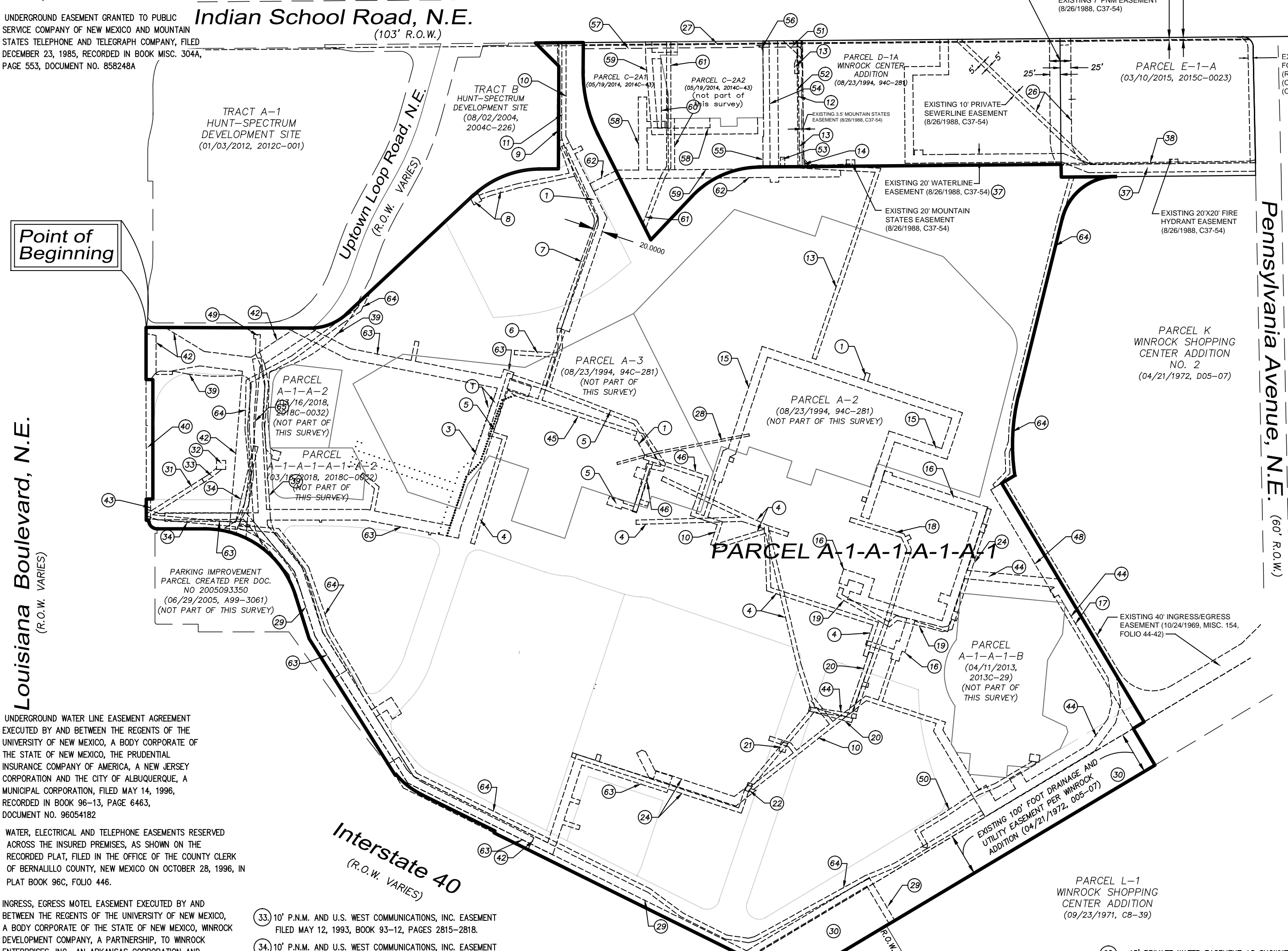
- 18. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, DOCUMENT NO. 8472494

- 27. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORDED IN BOOK D 574, PAGE 79

- 40. PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1992, RECORDED IN BOOK BCR 92-9, PAGE 1889, DOCUMENT NO. 9235897

- 51. 15' PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

SKETCH PLAT PARCEL A-1-A-1-A-1 AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DATE OF SURVEY: MARCH 2018 SHEET 4 OF 8 EXISTING EASEMENTS



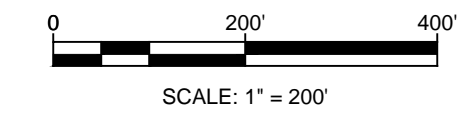
EXISTING 5' OVERHEAD UTILITY EASEMENT (8/26/1988, C37-54) EXISTING 7' PMM EASEMENT (8/26/1988, C37-54) EXISTING 12' GRANT OF EASEMENT FOR ROADWAY (8/26/1988, C37-54) (RECORDED BK 721, PG. 173-177) (CORRECTED BK 801, PG. 24-28) (CONFIRMED BK 801, PG. 29-30)

NOTE: EXISTING PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 130 FOR THE BENEFIT OF PARCELS A-2, A-3, B, C-2A, D-1 AND E-1 (NOW E-1-A) OF WINROCK ADDITION, ARE BENEFICIARIES OF ALL RECIPROCAL EASEMENTS, A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C PG. 13. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 130, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

NON-EXCLUSIVE, CROSS LOT DRAINAGE, PARKING AND ACCESS EASEMENTS ARE GRANTED BY THE REPLAT OF PARCEL A-1-A-1-A-1 AND PARCEL E-1-A FILED: 03/10/2015, BK. 2015C, PG. 023, OVER AND UPON THE COMMON AREAS AND OTHER COMMON FACILITIES LOCATED ON PARCELS A-1-A-1-A-1 AND E-1-A FOR THE BENEFIT OF ALL TRACTS WITHIN WINROCK CENTER ADDITION AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESSES LOCATED ON SAID TRACTS. IN ADDITION, TRACT E-1-A IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A-1.

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 INVITEES OF THE PROPERTY.

NOTE: NM GAS HAS A 10' WIDE EASEMENT "AS INSTALLED" ON THE MAIN LINES, WITHIN PARCEL A-1-A-1-A-1-A-1 FOR MAINTENANCE AND PROVIDING SERVICE.



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

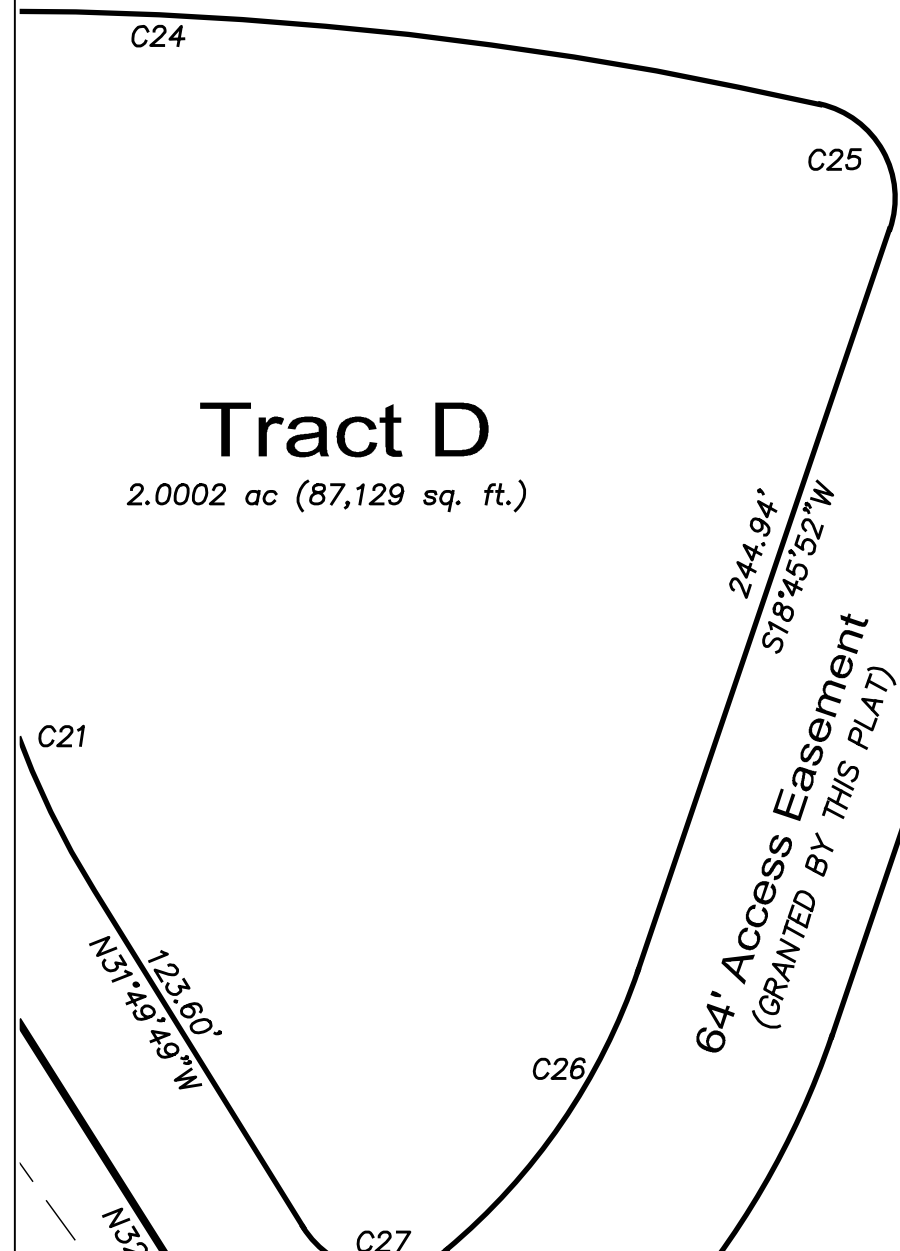
SKETCH PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 TRACTS A, D, E, F, F-1, G & H
WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DATE OF SURVEY: MARCH 2018
 SHEET 6 OF 8

PARCEL A-3
 (08/23/1994, 94C-281)
 (NOT PART OF
 THIS SURVEY)

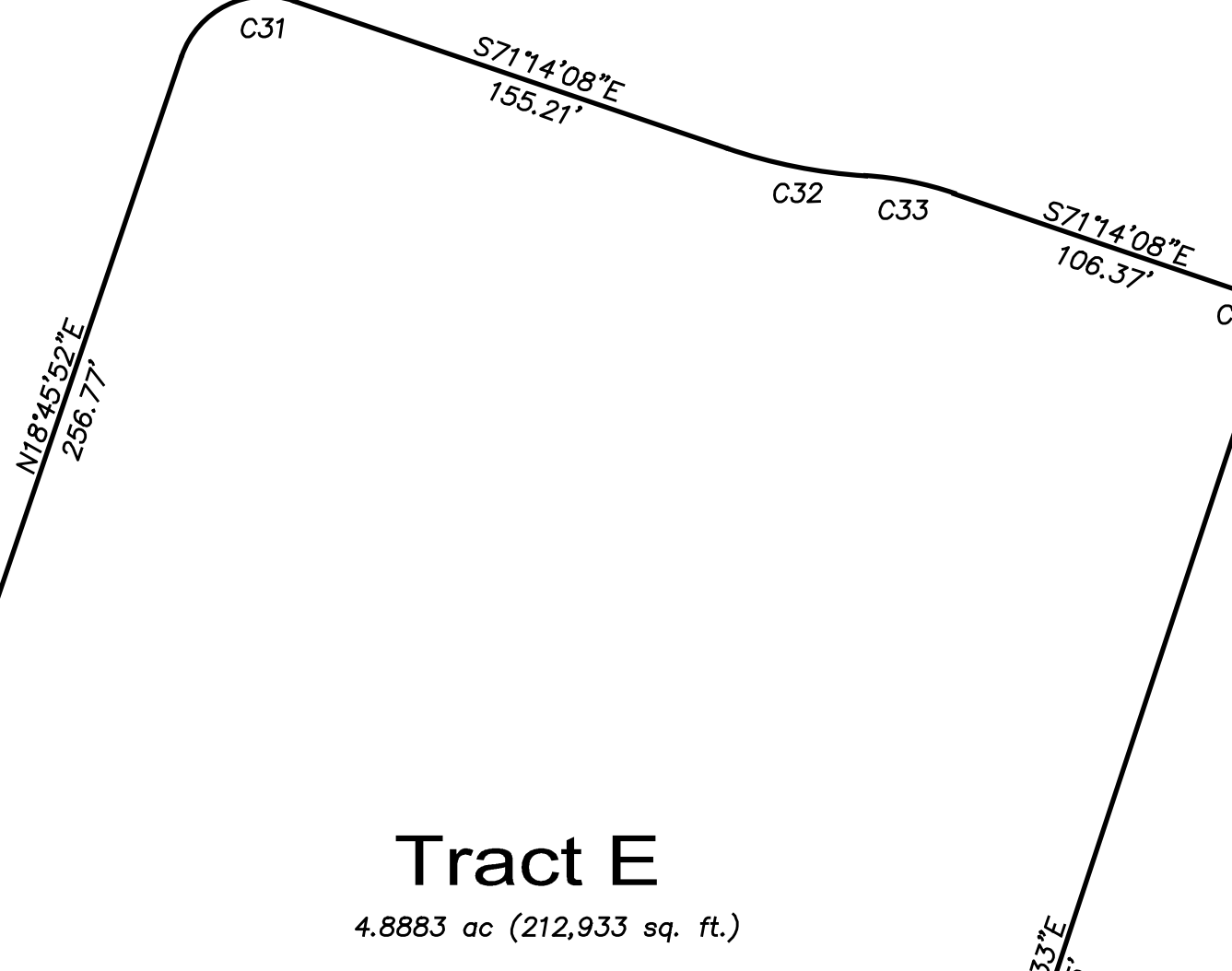
PARCEL A-1-A-1-A-1-A-1
 31.0896 ac

PARCEL A-1-A-1-A-1-A-1
 31.0896 ac

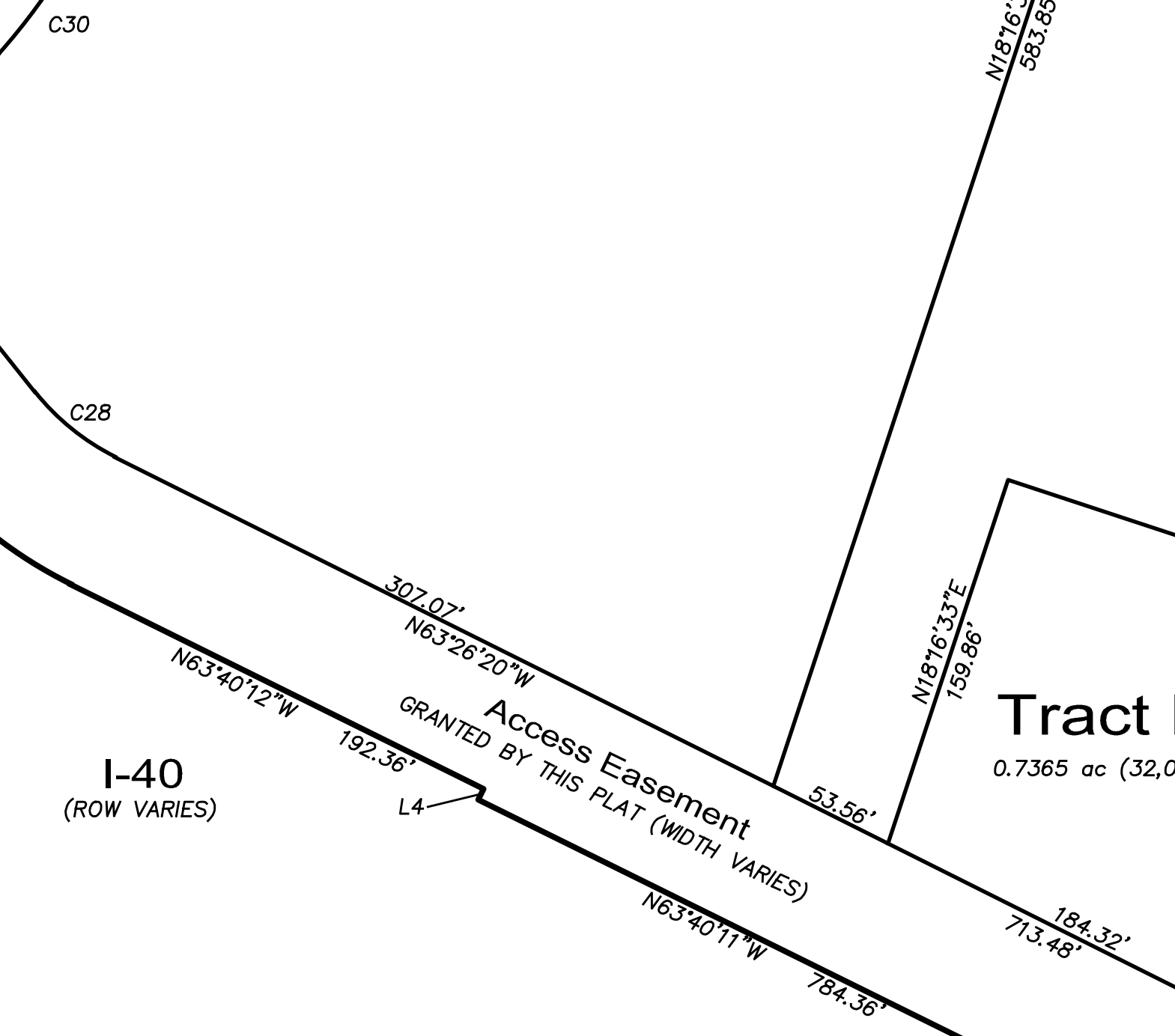


Tract D
 2.0002 ac (87,129 sq. ft.)

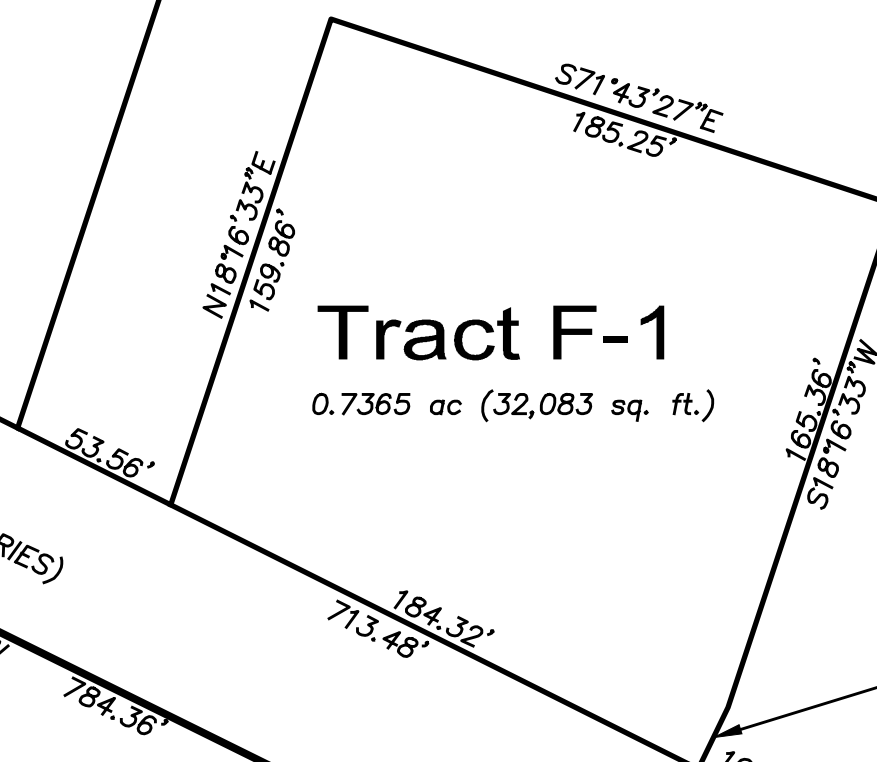
64' Access Easement
 (GRANTED BY THIS PLAT)



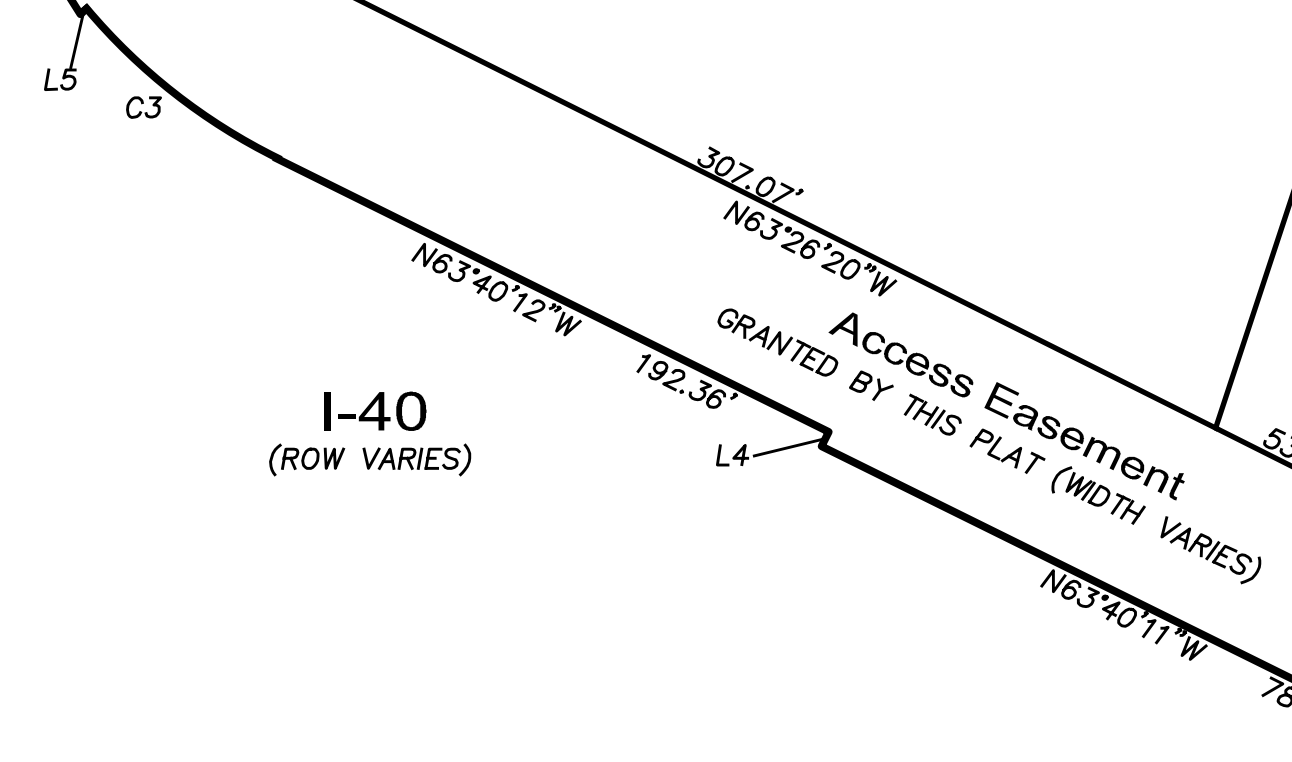
Tract E
 4.8883 ac (212,933 sq. ft.)



Tract F
 5.5334 ac (241,237 sq. ft.)

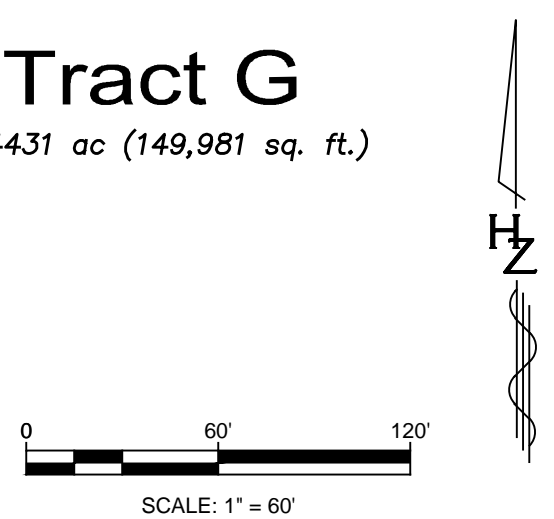


Tract F-1
 0.7365 ac (32,083 sq. ft.)



Tract G
 3.4431 ac (149,981 sq. ft.)

LEGEND
 ● Found Monument (as indicated on this sheet)
 ● Calculated Corner Unable to set
 ● Set Monument: Rebar w/Cap HZI LS 7482
 OR
 MagNail w/Washer HZI LS 7482
 Where possible Found Monuments are tagged with
 Washer: HZI LS 7482



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

Plotted: 4/2/2018 9:04:48 AM, By: Mathiesen, Corbin
 H:\p\101303099 Winrock\Survey\Plat\Next_Phase\Winrock_Parcel_PhaseA_TIDD Plat.dwg
 Last Saved: 4/2/2018 9:03:24 AM, Kselzer

SKETCH PLAT
 PARCEL A-1-A-1-A-1-A-1
 AND
 TRACTS A, D, E, F, F-1, G & H
WINROCK CENTER ADDITION

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

DATE OF SURVEY: MARCH 2018
 SHEET 7 OF 8

PARCEL K
 Winrock Shopping
 Center Addn. No. 2
 (04/21/1972, D05-07)

PARCEL
 A-1-A-1-B
 (04/11/2013, 2013C-29)
 (NOT PART OF
 THIS SURVEY)

PARCEL A-1-A-1-A-1-A-1
 31.0896 ac

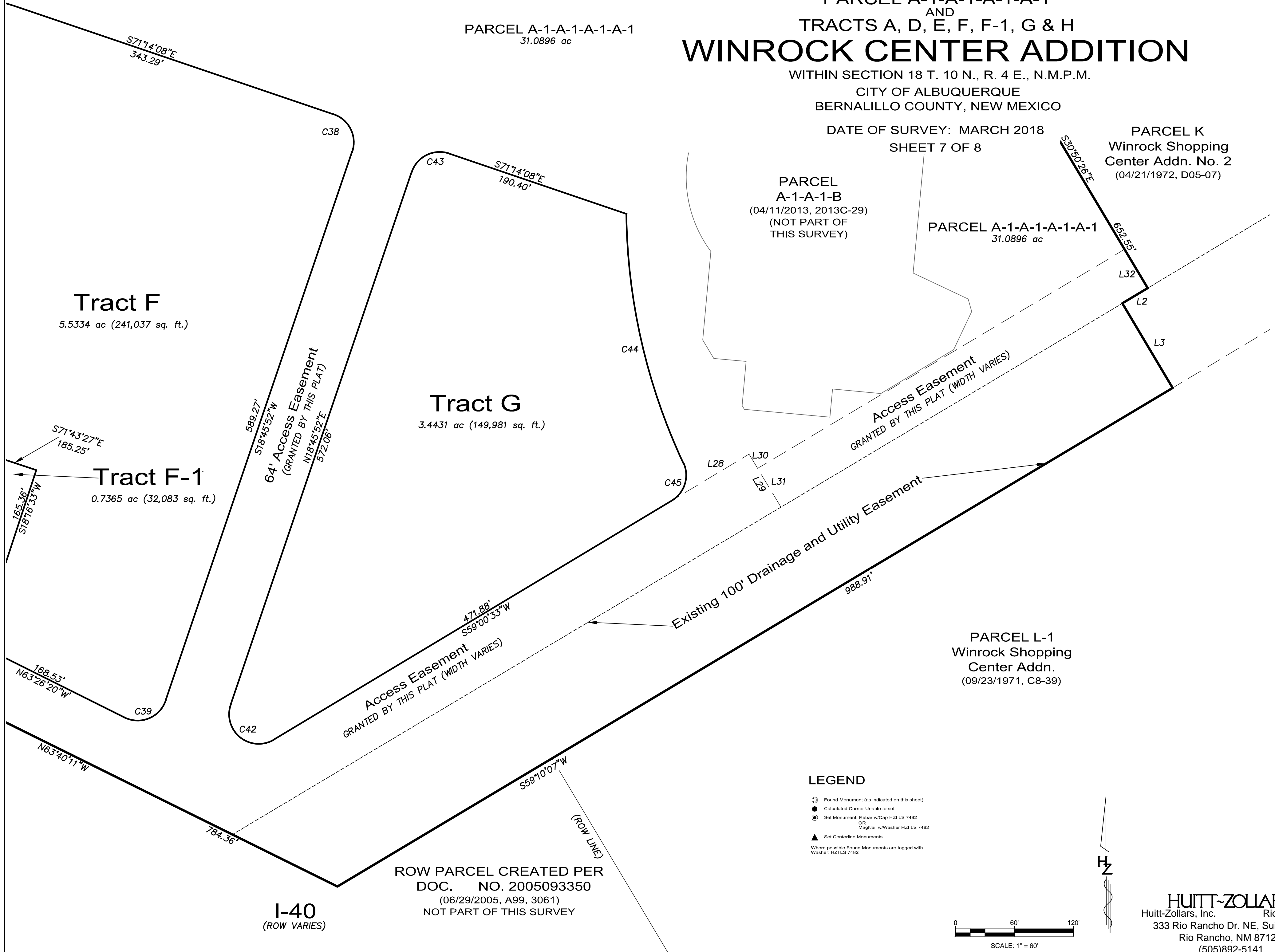
PARCEL A-1-A-1-A-1-A-1
 31.0896 ac

Tract F
 5.5334 ac (241,037 sq. ft.)

Tract F-1
 0.7365 ac (32,083 sq. ft.)

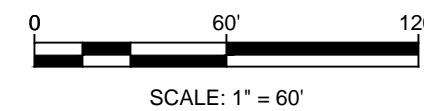
Tract G
 3.4431 ac (149,981 sq. ft.)

PARCEL L-1
 Winrock Shopping
 Center Addn.
 (09/23/1971, C8-39)



LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner Unable to set
 - ⊙ Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482
 - ▲ Set Centerline Monuments
- Where possible Found Monuments are tagged with Washer: HZI LS 7482



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

I-40
 (ROW VARIES)

Plotted: 4/2/2018 9:04:53 AM, By: Mathiesen, Corbin
 H:\p\1012303699 Winrock\Survey\Plat\Next_Phase\Winrock_Parcel_PhaseA_TIDD Plat.dwg
 Last Saved: 4/2/2018 9:03:24 AM, Kseizer

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

Indian School Road NE
(103' ROW)

SKETCH PLAT
PARCEL A-1-A-1-A-1-A-1
AND
TRACTS A, D, E, F, F-1, G & H

WINROCK CENTER ADDITION

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

DATE OF SURVEY: MARCH 2018
SHEET 8 OF 8

PARCEL C-2A2
(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)

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

Uptown Loop Rd. NE
(ROW VARIES)

PARCEL A-1-A-1-A-1-A-1
31.0896 ac

Tract H
2.4388 ac (106,232 sq. ft.)

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF
THIS SURVEY)

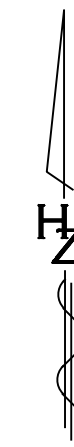
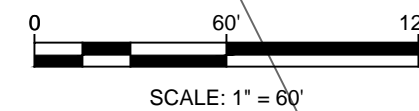
PARCEL A-1-A-1-A-1-A-1
31.0896 ac

Tract B
0.6543 ac (28,501 sq.ft.)

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF
THIS SURVEY)

LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner Unable to set
 - Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482
 - ▲ Set Centerline Monuments
- Where possible Found Monuments are tagged with Washer: HZI LS 7482



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