

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 PARENTHESIZE (\$65'04'00"W, 365.00).
- 3. 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
- 4. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 OF THIS PLAT.
- 5. 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, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE 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 REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- 3. 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.
- 4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE). HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 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.

MY COMMISSION EXPIRES:

PEGISTER 7482 ROLLINGS POFESSIONAL IN

SKETCH PLAT
PARCEL A-1-A-1-A-1
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

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.

SUBDIVISION DATA				
DRB NO.		PLAT ACRES (Gross)	<u>51.6008</u>	
NO. OF LOTS	0	LOT ACRES	0_	
NO. OF PARCELS	1_	PARCEL ACRES	<u>31.0896</u>	
NO. OF TRACTS	7_	TRACT ACRES	20.5112	
STREET MILES (FULL)	0	STREET ACRES	0_	
FREE CONSENT				
THE DESIRES OF THE UNDERSIGNANT:	SIGNED OWNE	ER(S) AND/OR PROPRIET	SENT AND IN ACCORDANCE WITH DR(S) THEREOF AND SAID OWNER(S)	
ALL ACCECC LITHITY DOLLNING	7 A Y Y I D CID	EMALIZ FACEMENTO CHOM	IN HEDEAN INCHIDINA THE	

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 GARY D. GOODMAN, AUTHORIZED SIGNATORY:	DATE
(STATE OF NEW MEXICO) SS (COUNTY OF BERNALILLO)	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFOR BY GARY D. GOODMAN, AUTHORIZED SIGNATOR COMPANY, ON BEHALF OF SAID COMPANY.	RE ME ON, 20 RY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY
BY: NOTARY PUBLIC	

APPLICATION NO. _____

PLAT APPROVALS

UTILITY APPROVALS

PROJECT NO.

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

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 OF THE PLAT OF PARCELS 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

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 0014'23" 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". 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

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

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 3246'41" W, A DISTANCE OF 379.80 FEET, TO AN

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, TRACTS A THROUGH G AND DEDICATED ROADS WITHIN WINROCK CENTER ADDITION.

SKETCH PLAT PARCEL A-1-A-1-A-1

WINROCK CENTER ADDITION

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

> DATE OF SURVEY: MARCH 2018 SHEET 2 OF 8

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 1748'50" 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'

CURVE TABLE

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NO	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	75°38'24"	128.84	170.09'	158.00'	S 51°44'41" W
C2	2219'19"	486.38'	189.49'	188.29'	S 02°01'20" V
C3	23*37'38"	185.00'	76.29'	75.75'	N 51°54'24" V
C4	72°47'56"	222.30'	282.45'	263.83'	N 53°33'57" \
C5	89°47'17"	20.00'	31.34'	28.23'	N 45°08'46" \
C6	43°14'04"	125.00'	94.32'	92.10'	N 68°33'39" F
C7	42°33'21"	230.00'	170.83	166.93'	N 6812'59" 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 4216'28" E
C14	08°54'56"	130.00'	20.23	20.21'	S 00°49'26" \
C15	93*38'26"	30.00'	49.03'	43.75'	S 4311'11" 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" \
C22	24°26'36"	292.00'	124.57	123.63'	N 29°32'08" \
C23	131°47'51"	25.00'	57.51'	45.64'	N 24°08'29" [
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 2910'21" E
C26	31"18'43"	196.00'	107.11'	105.79	S 34°25'13" V
C27	98°05'35"	30.00'	51.36'	45.31'	N 80°52'37" \
C28	24°58'17"	100.00'	43.58'	43.24'	N 50°57'11" V
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 3045'08" 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 8013'30" 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 2614'08" I
C39	97*47'48"	30.00'	51.21'	45.21'	S 67°39'46" \
C42	139°45'19"	30.00'	73.18'	56.34'	N 51°06'48" V
C43	90°00'00"	30.00'	47.12'	42.43'	N 63°45'52"
C44	24°24'46"	614.00'	261.61'	259.64'	S 12°50'55" E
C45	84°03'51"	30.00'	44.02'	40.17	S 16°58'37" V
C67	35°06'13"	400.00'	245.07	241.25	S 67°37'21" V

H:\proj\R303699 Winrock\Survey\Plat\Next_Phase\Winrock_Parcel_PhaseA_TIDD Plat.
Last Saved:4/3/2018 9:03:24 AM, kstelzer

- 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
- (2.) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 9.3-31, PAGE 1413, DOCUMENT NO. 9.3123089
- (3.) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, DOCUMENT NO. 93096984
- (4.) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531
- (5.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3120, DOCUMENT NO. 93093164
- (6.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, DOCUMENT NO. 94028293.
- 7.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, DOCUMENT NO. 93093165
- (8.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993. RECORDED IN BOOK 93-34, PAGE 1098, DOCUMENT NO. 93134663
- ig(9.ig) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960. RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- (10) EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996 IN PLAT BOOK 96C, FOLIO 446
- (11.) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960. RECORDED IN BOOK D 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- (12) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, DOCUMENT NO. 8526079
- (13) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 382A, PAGE 553, DOCUMENT NO. 8674791
- 14) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC, 177A. PAGE 788, DOCUMENT NO. 8490471
- 15.) 20' EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972. RECORDED IN BOOK MISC. 262. PAGE 167. (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIM DEED. FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, PAGE 940, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C. FOLIO 446.
- (16) EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (17) DECLARATION OF INGRESS, EGRESS EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 599, AS DOCUMENT NO. 08777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, DOCUMENT NO. 7973017

- (18.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOLINTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, DOCUMENT NO. 8472494,
- (19.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, DOCUMENT NO. 858249A
- (20.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 894, DOCUMENT NO. 843826, PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.
- (21.) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2,
- STATES TELEPHONE AND TELEGRAPH COMPANY, FILED PAGE 3512, DOCUMENT NO. 916993

SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN

STATES TELEPHONE AND TELEGRAPH COMPANY, FILED

DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A,

PAGE 553, DOCUMENT NO. 858248A

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(23.) UNDERGROUND WATER LINE EASEMENT AGREEMENT

THE STATE OF NEW MEXICO, THE PRUDENTIAL

RECORDED IN BOOK 96-13, PAGE 6463.

DOCUMENT NO. 96054182

PLAT BOOK 96C, FOLIO 446.

EXECUTED BY AND BETWEEN THE REGENTS OF THE

INSURANCE COMPANY OF AMERICA, A NEW JERSEY

CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996,

(24.) WATER, ELECTRICAL AND TELEPHONE EASEMENTS RESERVED

(25.) INGRESS, EGRESS MOTEL EASEMENT EXECUTED BY AND

ACROSS THE INSURED PREMISES, AS SHOWN ON THE

RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK

BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO,

A BODY CORPORATE OF THE STATE OF NEW MEXICO. WINROCK

DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK

ENTERPRISES, INC., AN ARKANSAS CORPORATION AND

ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE

PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW

PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED

IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO

COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT

JERSEY CORPORATION, FILED SEPTEMBER 27, 1979,

J.L. WHITE INVESTMENTS, INC., FILED AUGUST 13,

1962, RECORDED IN BOOK D 654, PAGE 583,

RECORDED IN BOOK MISC. 721, PAGE 171,

(26.) EASEMENTS RESERVED ACROSS THE INSURED

BOOK C37, FOLIO 54.

RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN

UNIVERSITY OF NEW MEXICO. A BODY CORPORATE OF

Beginning

(22) UNDERGROUND EASEMENT GRANTED TO PUBLIC Indian School Road, N.E.

_(39)

PARKING IMPROVEMENT

PARCEL CREATED PER DOC.

NO 2005093350 (06/29/2005, A99-3061)

(NOT PART OF THIS SURVEY)

A - 1 - A - 2

/03/16/2018, 2018C-0032)

(NOT PART OF

TRACT A-1

HUNT-SPECTRUM

DEVELOPMENT SITE

(01/03/2012, 2012C-001)

- (27.) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORED IN BOOK D 574, PAGE 79
- (28.) COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA. A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1995, RECORDED IN BOOK 95-6, PAGE 2371, DOCUMENT NO. 95023422
- (29.)15' WATER TRANSMISSION LINE EASEMENT FILED JANUARY 12, 1967, RECORDED IN BOOK R/W 143, PAGE 599.
- (30.)100' DRAINAGE AND UTILITY EASEMENT FILED APRIL 1, 1953, VOL. D1, FOLIO 86.
- (31.)10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2823-2826.
- (32.) P.N.M. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2827-2830.

(103' R.O.W.)

TRACT B

HUNT-SPECTRUM

DEVELOPMENT SITE

(08/02/2004,

2004C-226)

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- (40.) PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1992, RECORDED IN BOOK BCR
- 10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC 2004, IN BOOK A82, PAGE 3527.

DRAINAGE EASEMENT 7-CME-1

BERNALILLO COUNTY BOOK A99 PAGE 3061

- (46.) WATERLINE EASEMENTS FILED: 10/10/1972, BOOK D5 FOLIO 54, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED:

- 92-9, PAGE 1889, DOCUMENT NO. 9235897,
- SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11,
- 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012
- 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- 10' WATERLINE EASEMENT FILED: 09/20/1965, VOL.D-786 PAGES 426-429, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK 96C, FOLIO 446

PARCEL C-2A2

(58)-

10/28/1996. IN PLAT BOOK 96C. FOLIO 446

PARCEL C-2A1

PARCEL A-3

(08/23/1994, 94C-281₎

(NOT PART OF

THIS SURVEY)

SKETCH PLAT PARCEL A-1-A-1-A-1 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.
- 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE
- 10' PUBLIC WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

EXISTING 50' PRIVATE ACCESS & PRIVATE-

DRAINAGE EASEMENT (8/26/1988, C37-54)

-(12)

PARCEL A-2

(08/23/1994, 94C-281)

(NOT PART OF THIS SURVEY)

- 20' PUBLIC SAS EASEMENT AS SHOWN ON THE
- REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

SEWERLINE EASEMENT

(8/26/1988, C37-54)

EXISTING 20' WATERI INE ...

EXISTING 20' MOUNTAIN

STATES EASEMENT (8/26/1988, C37-54)

EASEMENT (8/26/1988, C37-54) (37)

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: MARCH 2018

SHEET 4 OF 8 EXISTING 5' OVERHEAD UTILITY— **EXISTING EASEMENTS**

(8/26/1988, C37-54) EXISTING 12' GRANT OF EASEMEN WINROCK CENTER-PARCEL E-1-A FOR ROADWAY (8/26/1988, C37-54) RECORDED: BK 721, PG 173-177) (03/10/2015, 2015C-0023) (08/23/1994, 94C-281) (CORRECTED BK 801, PG. 24-28) EXISTING 10' PRIVATE-

EXISTING 20'X20' FIRE

HYDRANT EASEMENT

PARCEL K

WINROCK SHOPPING

CENTER ADDITION

(04/21/1972, D05-07)

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37)-

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 BENEFICIATIES OF ALL RECIPROCAL ÉASEMENTS, A DRAINAGE ESAEMENT 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 CLISTOMERS 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-

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.

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

PARCEL -1-A-1-A-1-A-2 03/1678018, 2018C-0032) (NOT PART OF THIS SURVEY) EXISTING 40' INGRESS/EGRESS EASEMENT (10/24/1969, MISC. 154, FOLIO 44-42) PARCEL A - 1 - A - 1 - B(04/11/2013, (NOT PART OF THIS SURVEY) (44)-Interstate 40 (R.O.W. VARIES) PARCEL L-1 WINROCK SHOPPING CENTER ADDITION (09/23/1971, C8-39) (33.) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2815-2818. (34.) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT 15' PRIVATE WATER EASEMENT AS SHOWNED ON THE FILED MAY 12, 1993, BOOK 93-12, PAGES 2815-2818. REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043 (35.) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. 10' CENTURYLINK EASEMENT AS SHOWNED ON THE EASEMENT, FILED MAY 12, 1993, BOOK 93-12, REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

(37) 20' WATER LINE EASEMENT, FILED AUGUST 26, 1988, BOOK C37, PAGE 54 (38.) GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979,

2002, BOOK A45, PAGE 6741, DOCUMENT NUMBER 2002157155.

(36.) EASEMENT AGREEMENT AND COVENANT, FILED NOVEMBER 27,

BOOK MISC. 721, PAGE 178-180. 39. A ROAD AND UNDERCROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877

PAGE 9768, DOCUMENT NO. 2004069960,

66'x26' HEATING AIR CONDITIONING BUILDING EASEMENT FILED: 08/13/1962, D654, FOLIO 583, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994 IN PLAT BOOK 94C FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK

(48.) INGRESS/INGRESS RIGHT EASEMENT FILED: 10/24/1969 MISC. BOOK 154, FOLIOI 42-44

PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC LINE EASEMENT FILED: 09/26/2012, DOCUMENT NO. 2012100043

10' PUBLIC SERVICE COMPANY OF NEW MEXICO LINE AND TRANSFORMER EASEMENT FILED: 07/25/2013 DOC. NO. 2013083443 PRIVATE ACCESS EASEMENT FILED: 03/13/2014 DOCUMENT NO. 2014020686

SIDEWALK EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

8' PUBLIC UTILITY EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043 20' PUBLIC WATER EASEMENT AS SHOWNED ON THE

REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043

REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043 PRIVATE DRAINAGE EASEMENT AS SHOWNED ON THE

10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT

A.B.C.W.U.A WATERLINE & SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082

PLAT FILED: 07/20/2015, BK. 2015C, PG. 082

FILED: 07/20/2015, BK. 2015C, PG. 082

FILED: 05/24/2004, BK. A77, PG. 9768, Doc. No. 2004069960.

A.B.C.W.U.A WATERLINE EASEMENT AS SHOWNED ON THE

HUITT~ZOLIARS Huitt-Zollars, Inc.

SCALE: 1" = 200'

42' Road and Underground Utility Easement (Street 'A' Easement) 333 Rio Rancho Dr. NE, Suite 101 Rio Rancho, NM 87124 (505)892-5141





