



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2018-001579

Application No. SD-2021-00035

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 4/21/21 HEARING DATE OF DEFERRAL: 4/14/21

SUBMITTAL

DESCRIPTION: Revised Plat Sheets 7, 10, & 14

Conceptual Utility Plans

Added Infrastructure List

CONTACT NAME: Scott Eddings

TELEPHONE: 505-235-7211 EMAIL: seddings@huitt-zollars.com

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

DRB Project No.: **PR 2018-001579**

DRB Application No.: **SD-2021-00035**

Parcel Z-1 & Tract J @ Winrock Town Center

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel Z-1 and Tract J Winrock Center Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	*****SANITARY SEWER***** Sanitary Sewer Line and Manholes Approx. 900-feet	Parcel Z-1/Tract J Parcel E-1-A	Point of Connection Parcel Z-1	Point of Connection Parcel E-1-A	/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
							/	/	/	
							/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Scott Eddings
NAME (print)

DRB CHAIR - date

Huitt-Zollars, Inc.

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

 4/9/2021

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

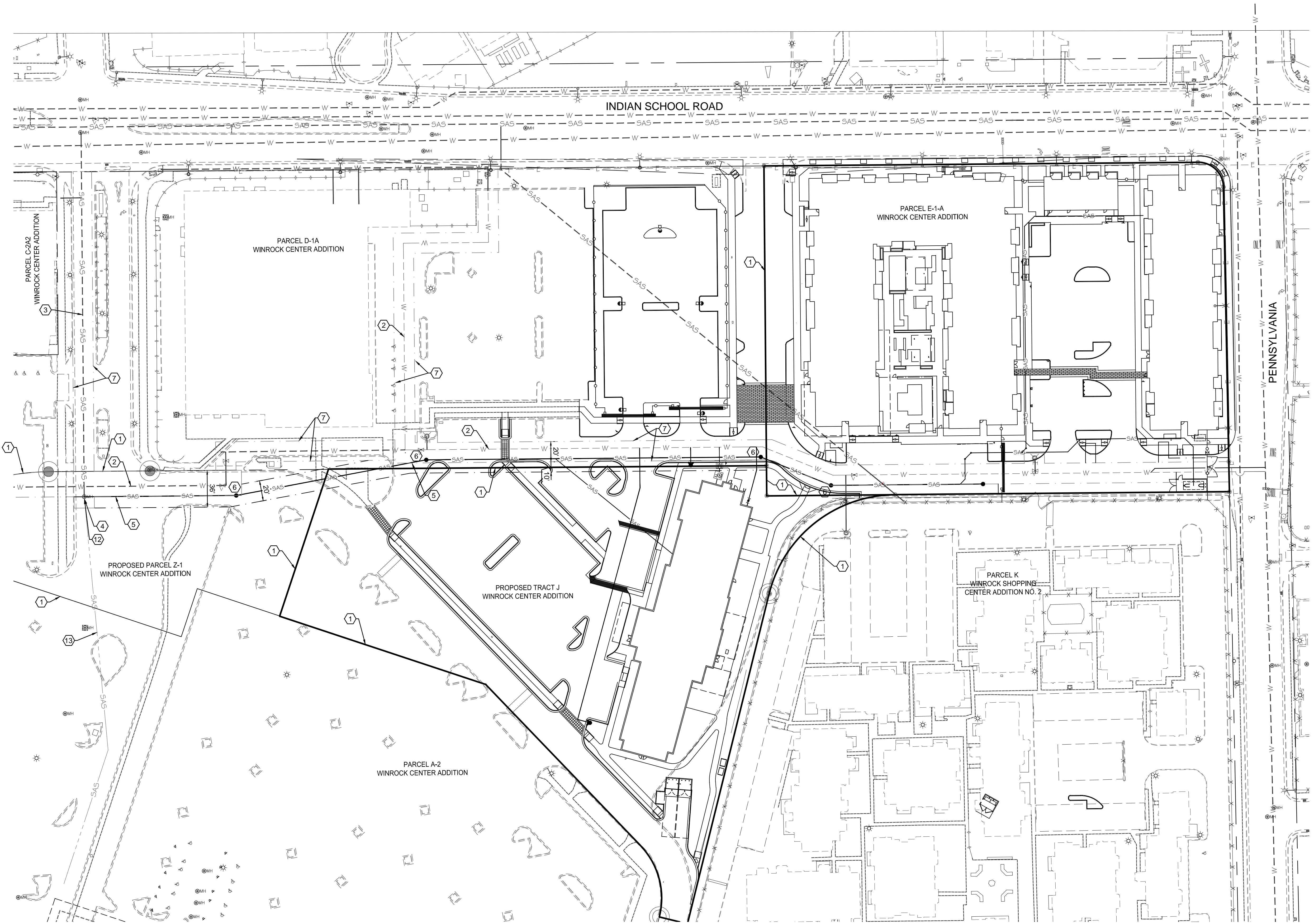
- date

DESIGN REVIEW COMMITTEE REVISIONS

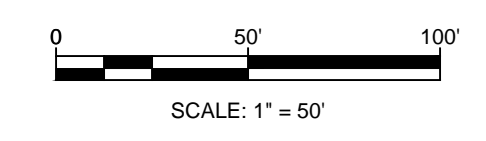
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(Rev. 2-16-18)

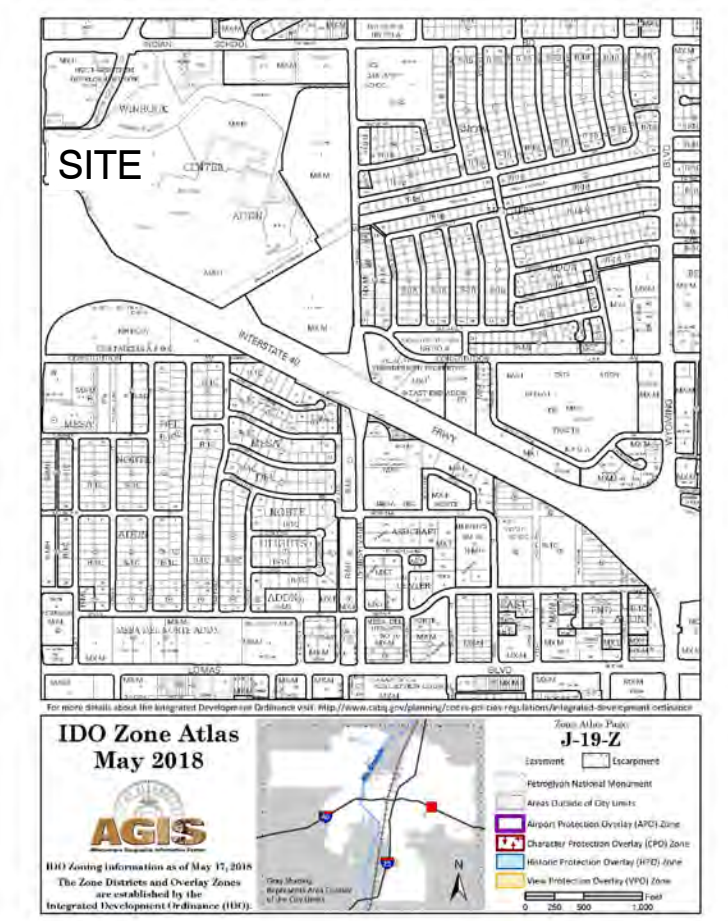
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 User: scott.edging@huit-zollars.com
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CONCEPTUAL UTILITY PLAN



VICINITY MAP



J-19

SHEET KEYED NOTES

1. PROPERTY LINE
2. EXISTING PUBLIC WATER LINE
3. EXISTING PUBLIC SANITARY SEWER
4. EXISTING PUBLIC SAS MANHOLE
5. PROPOSED PUBLIC SANITARY SEWER - 8-INCH
6. PROPOSED PUBLIC SAS MANHOLE
7. EXISTING ABCWUA WATER/SEWER EASEMENT
8. PROPOSED ABCWUA WATER/SEWER EASEMENT.
9. CONNECT EXISTING PRIVATE SAS OUTFALL TO NEW PUBLIC SANITARY SEWER.
10. NOT USED
11. NOT USED
12. CONNECT TO NEW PUBLIC SAS IN FUTURE.
13. FUTURE PUBLIC SANITARY SEWER LINE.

LEGEND

- PROPERTY LINE
- - - EX. CURB & GUTTER
- - - NEW CURB & GUTTER
- W - EX. WATER LINE & WATER BOX
- SAS - EX. SEWER LINE & MANHOLE
- SD - EX. STORM DRAIN & MANHOLE
- REUSE - EX. REUSE LINE
- GAS - EX. GAS LINE
- LUG - EX. ELECTRICAL LINE
- W - NEW WATER LINE & WATER BOX
- SAS - NEW SEWER LINE & MANHOLE
- SD - NEW STORM DRAIN & MANHOLE
- REUSE - NEW REUSE LINE
- H - NEW FIRE HYDRANT
- S - NEW SIGN
- I - NEW STORM DRAIN INLET

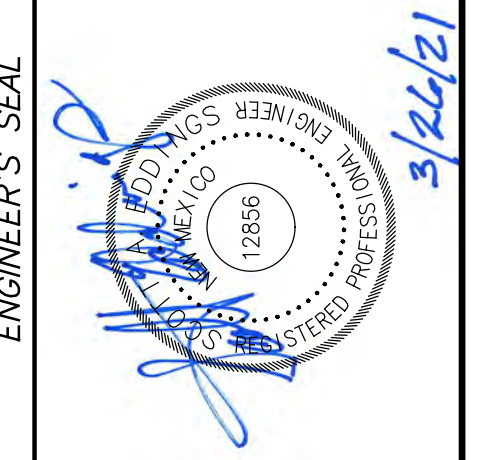
Designed By:
HUIT-ZOLLARS
 Huit-Zollars, Inc. Albuquerque
 6501 Americas Parkway NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

HOTEL @
WINROCK TOWN CENTER
ALBUQUERQUE, NM

TITLE: **CONCEPTUAL UTILITY PLAN**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19	C200	

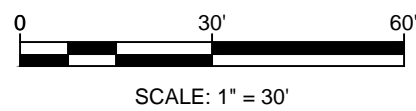
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "LH19A"	DATE	FIELD NOTES	NO.	BY	REVISIONS
WORKED BY	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	DATE				DESIGN
INSPECTOR'S ACCEPTANCE BY	DATE	0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "LH19A, 1989".	DATE				
VERIFICATION BY	DATE	X = 1548398.44	DATE				
COMPARISON BY	DATE	Y = 1493076.47	DATE				
COORDINATED BY	DATE	ELEVATION IS 5326.611 (NAVD 1988)	DATE				
MICRO-FILM INFORMATION	DATE		DATE				
RECORDED BY	DATE		DATE				
	DATE		DATE				



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CONCEPTUAL ENLARGED UTILITY PLAN



VICINITY MAP
FH4 - PUBLIC



J-19

SHEET KEYED NOTES

1. PROPERTY LINE
2. EXISTING PUBLIC WATER LINE
3. NOT USED
4. PROPOSED FIRE HYDRANT
5. PROPOSED WATER METER
6. PROPOSED PUBLIC SANITARY SEWER LINE, 8-INCH
7. NOT USED
8. NOT USED
9. PROPOSED BACKFLOW PREVENTION IN ACCORDANCE WITH CURRENT ABCWUA CRITERIA.
10. NOT USED
11. BACKFLOW DEVICE FOR FIRE LINE IS WITHIN FIRE RISER ROOM.
12. FIRE LINE WITH POST INDICATOR VALVE.
13. NOT USED
14. NOT USED
15. PROPOSED PRIVATE SANITARY SEWER YARD LINE.

LEGEND

- PROPERTY LINE
- - - EX. CURB & GUTTER
- - - NEW CURB & GUTTER
- W - EX. WATER LINE & WATER BOX
- SAS - EX. SEWER LINE & MANHOLE
- SD - EX. STORM DRAIN & MANHOLE
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- REUSE - NEW REUSE LINE
- ⊙ - NEW FIRE HYDRANT
- ⊙ - NEW SIGN
- ⊙ - NEW STORM DRAIN INLET

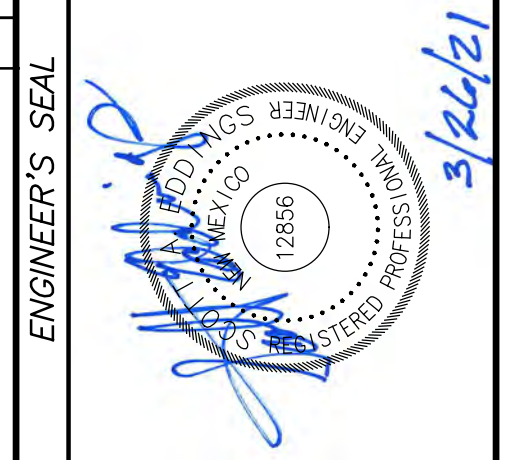
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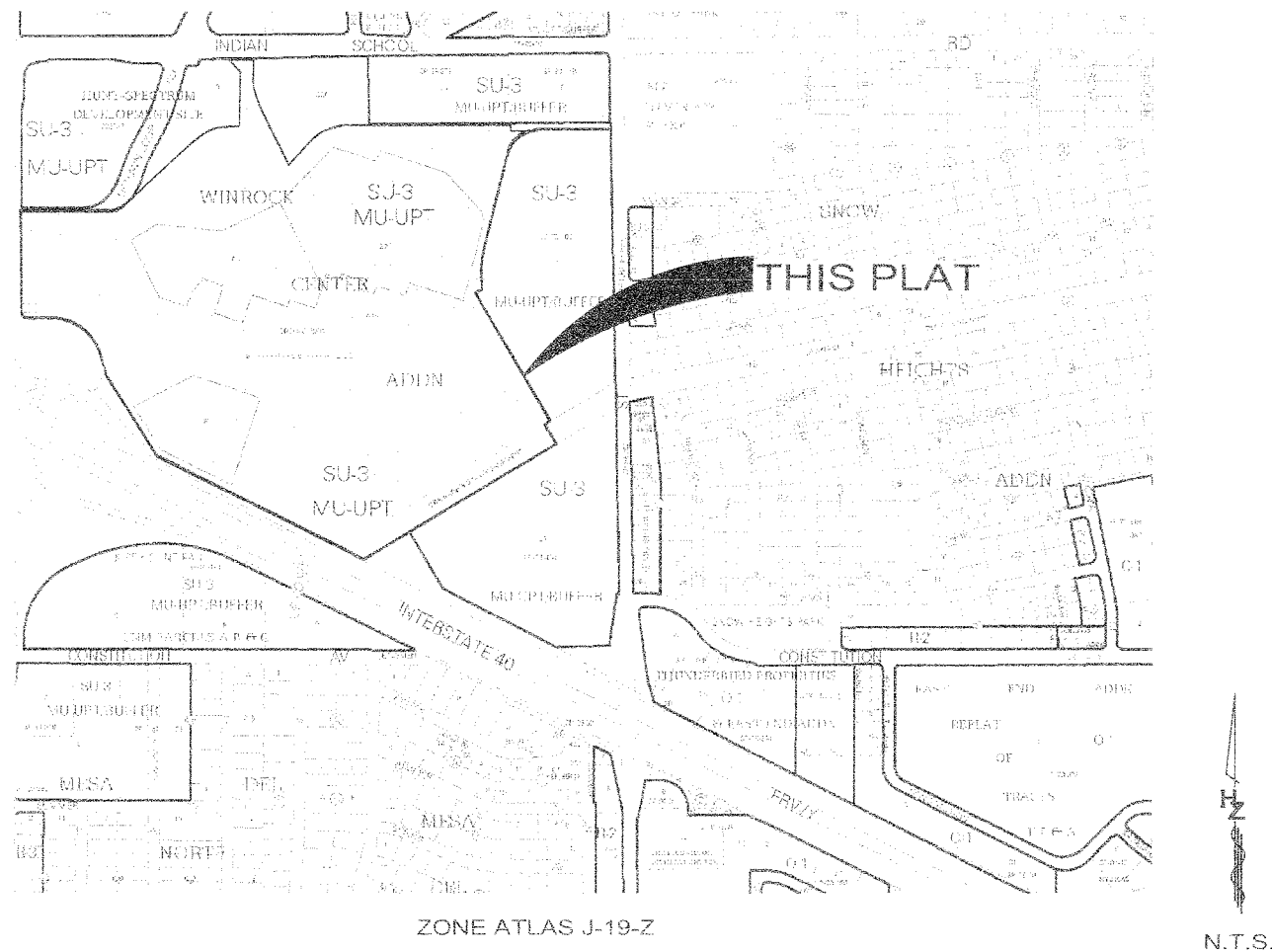
HOTEL @ WINROCK TOWN CENTER ALBUQUERQUE, NM

TITLE: CONCEPTUAL ENLARGED UTILITY PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19	C201	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "J-19"	DATE	FIELD NOTES	NO.	BY	REVISIONS
WORKED BY	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST					DESIGN
INSPECTOR'S ACCEPTANCE BY	DATE	0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "J-19A, 1989"					
VERIFICATION BY	DATE	X = 1548398.44					
COORDINATED BY	DATE	Y = 1493076.47					
DATE		ELEVATION IS 5226.611 (NAD 1988)					
MICRO-FILM INFORMATION		RECORDED BY		NO.		DATE	





FINAL PLAT
 PARCEL Z-1
 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 PARENTHESIS (S65°04'00"W, 365.00).
3. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1_H19A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
4. PLAT GROUND TO GRID FACTOR: 0.999661803833
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, 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 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, 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, UPC # 101905812640920410L1(A-1-A-1-A-1-A-1)
- PARCEL E, UPC # 101905808937620420
- PARCEL F, UPC # 101905808937620421
- PARCEL A-2, UPC # 101905817045020406L1

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

SUBDIVISION DATA

DRB NO.	2018-001579	PLAT ACRES (Gross)	39.3081
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	28.0358
NO. OF TRACTS	5	TRACT ACRES	13.2723
STREET MILES (FULL)	0	STREET ACRES	0

FREE CONSENT

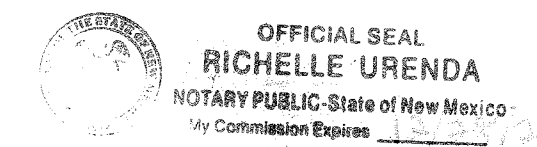
THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES 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.

[Signature]
 WINROCK PARTNERS, LLC
 GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE: 3/24/21

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 24, 2021
 BY GARY D. 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



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] 3/7/2021
 Kim C. Stelzer, N.M.P.L.S. NO. 7482 DATE



PROJECT NO. 2018-001579
 APPLICATION NO. SD-2021-00035

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

<i>Loren N. Risenhoover P.S.</i>	3/24/2021
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS & RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	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

H:\proj\311689-01 - Maricel Hotel at Winrock Town Center\05-Design\05-11 Survey\Plat\01.D\WinrockCenter - Parcel Z1 - Plat.dwg
 Last Saved: 3/7/2021 5:44:20 PM - sdc/hrs

FINAL PLAT PARCEL Z-1 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 2 OF 14

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°49'49"E	385.41'
L2	N46°54'57"E	406.33'
L3	N89°25'26"E	44.90'
L4	N00°14'23"E	240.78'
L5	N45°07'26"W	77.46'
L6	N89°24'04"E	112.33'
L7	S00°21'21"W	68.73'
L8	S26°36'34"E	278.60'
L9	N43°17'16"E	140.57'
L10	N89°33'46"E	100.10'
L11	N89°29'46"E	608.44'
L12	S00°29'37"E	29.79'
L13	N89°30'17"E	126.40'
L14	S13°50'55"W	427.66'
L15	S58°43'21"W	36.18'
L16	S30°50'26"E	652.55'
L17	S59°09'48"W	30.01'
L18	S30°41'42"E	100.08'
L19	S59°10'07"W	988.91'
L20	N63°40'11"W	784.36'
L21	N26°19'48"E	5.03'
L22	N63°40'12"W	192.36'
L23	S49°54'25"W	2.48'
L24	N32°16'41"W	379.80'
L25	N17°24'39"W	105.95'
L26	S89°57'36"W	112.84'
L27	N89°22'44"W	5.66'
L28	N00°02'22"W	49.88'
L29	N89°59'36"E	15.69'
L30	N00°00'24"E	280.42'
L31	N89°59'36"W	15.92'
L32	N00°02'10"E	122.41'
L33	S14°18'26"W	346.89'
L34	N71°38'58"W	252.18'
L35	S18°21'02"W	57.70'
L36	N71°38'58"W	132.79'
L37	S18°21'02"W	40.00'
L38	N71°38'58"W	60.00'
L39	N18°21'02"E	40.00'
L40	N71°38'58"W	105.82'
L41	S18°21'02"W	20.00'
L42	N71°14'41"W	62.63'
L43	S17°23'18"W	64.32'
L44	N26°37'13"W	417.17'
L45	N44°05'23"E	340.54'
L46	S71°37'05"E	200.00'
L47	N18°23'02"E	50.00'
L48	S71°37'14"E	300.00'
L49	S43°51'40"E	220.42'
L56	N63°23'26"E	54.06'
L57	S26°36'34"E	272.91'
L58	S50°04'14"W	51.04'
L59	S85°10'28"W	61.42'
L60	N26°36'34"W	252.43'
L61	S17°23'18"W	97.84'
L62	N71°50'21"W	121.08'
L63	S20°13'46"W	30.19'
L64	N71°38'18"W	161.59'
L65	S18°21'44"W	128.00'
L66	N71°38'16"W	131.90'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L67	N18°21'44"E	128.00'
L68	N71°38'16"W	97.65'
L69	S37°04'06"W	83.73'
L70	S18°34'29"W	60.93'
L71	N71°57'34"W	127.82'
L72	N26°47'32"W	284.38'
L73	N59°22'09"E	136.37'
L74	S83°52'00"E	288.00'
L75	N63°40'48"E	284.42'
L76	S89°49'49"E	33.24'
L77	S05°16'54"W	83.54'
L78	S03°38'02"E	124.84'
L79	N89°59'36"W	199.34'
L80	N00°00'24"E	1.19'
L81	N03°38'02"W	44.43'
L82	N05°16'54"E	94.41'
L83	S83°43'03"E	108.27'
L84	S09°49'27"W	185.51'
L85	N85°01'13"W	25.09'
L86	N03°38'02"W	90.08'
L87	N90°00'00"E	137.26'
L88	N90°00'00"E	55.92'
L89	S27°29'46"E	65.32'
L90	S04°58'47"W	64.25'
L91	S89°57'35"E	58.85'
L92	S18°45'52"W	244.65'
L93	N31°49'49"W	123.60'
L94	N17°18'50"W	64.79'
L95	N18°45'52"E	256.77'
L96	S71°14'08"E	155.21'
L97	S71°14'08"E	106.37'
L98	S18°16'33"W	583.85'
L99	N63°26'20"W	307.07'
L100	N38°28'03"W	81.29'
L101	N41°44'24"E	51.57'
L102	S71°14'08"E	373.29'
L103	S63°26'20"E	53.56'
L104	S63°26'20"E	184.32'
L105	S63°26'20"E	202.92'
L106	N18°16'33"E	159.86'
L107	S71°43'27"E	185.25'
L108	S18°16'33"W	165.36'
L109	S25°59'21"W	21.26'
L110	N18°45'52"E	653.65'
L111	S71°14'08"E	284.40'
L112	S59°00'33"W	512.01'
L113	N63°26'20"W	64.60'
L114	N30°59'30"W	4.40'
L115	N05°15'31"E	45.11'
L116	N84°44'32"W	33.08'
L117	N30°59'28"W	21.86'
L118	N05°15'28"E	90.16'
L119	N05°15'28"E	110.04'
L120	S84°42'49"E	242.29'
L121	S30°47'18"E	8.56'
L122	S05°18'43"W	67.02'
L123	S29°52'48"W	69.78'
L124	S05°15'28"W	130.51'
L125	S64°43'16"E	61.90'
L126	S15°38'08"E	13.23'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L127	S25°16'45"W	42.85'
L128	S59°00'33"W	86.52'
L129	N84°44'32"W	49.26'
L130	S05°15'28"W	28.66'
L131	N84°45'31"W	87.39'
L132	N46°55'01"E	316.57'
L133	N46°54'43"E	89.77'
L134	N00°00'24"E	110.73'
L135	N00°00'24"E	169.69'
L200	S18°16'33"W	152.13'
L201	N71°43'27"W	208.35'
L202	N18°45'52"E	143.39'
L203	S71°14'08"E	13.45'
L300	S71°14'08"E	96.00'
L301	S18°45'52"W	91.49'
L302	S71°14'08"E	101.72'
L303	S18°16'33"W	91.32'
L400	N89°21'03"E	176.30'
L401	S71°37'14"E	85.76'
L402	S18°22'46"W	152.99'
L403	N89°33'38"E	396.61'
L404	N89°29'46"E	35.53'
L405	N13°50'55"E	335.85'
L406	S76°09'05"E	28.87'
L407	N13°50'55"E	91.94'
L408	S71°37'14"E	214.24'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	43°14'04"	125.00'	N68°33'39"E	92.10'	94.32'
C2	42°41'06"	230.00'	N68°13'24"E	167.41'	171.35'
C3	26°56'11"	322.00'	S13°09'53"E	149.99'	151.38'
C4	46°16'05"	220.45'	N66°28'44"E	173.22'	178.02'
C5	75°38'24"	128.84'	S51°44'41"W	158.00'	170.09'
C6	22°20'14"	486.38'	S2°40'48"W	188.42'	189.62'
C7	23°37'38"	185.00'	N51°54'24"W	75.75'	76.29'
C8	72°47'56"	222.30'	N53°33'57"W	263.83'	282.45'
C9	89°47'17"	20.00'	N45°08'45"W	28.23'	31.34'
C10	34°48'59"	75.00'	S2°53'51"E	44.88'	45.57'
C14	35°06'13"	400.00'	S67°37'21"W	241.25'	245.07'
C15	13°06'12"	160.00'	N6°58'37"E	36.51'	36.59'
C16	97°08'56"	91.06'	N48°59'58"E	136.55'	154.39'
C17	7°24'15"	456.48'	S86°07'41"E	58.95'	58.99'
C18	95°06'43"	30.00'	S42°16'28"E	44.28'	49.80'
C19	8°54'56"	130.00'	S0°49'26"W	20.21'	20.23'
C20	93°38'26"	30.00'	S43°11'11"W	43.75'	49.03'
C21	8°54'56"	72.00'	N0°49'26"E	11.19'	11.20'
C22	91°00'03"	50.00'	N50°46'55"E	71.33'	79.41'
C23	8°36'49"	1033.50'	N89°19'37"W	155.23'	155.37'
C24	90°00'00"	30.00'	N48°38'02"W	42.43'	47.12'
C25	131°47'51"	25.00'	N24°08'29"E	45.64'	57.51'
C26	12°51'00"	1163.00'	S83°32'05"E	260.29'	260.83'
C27	95°52'26"	30.00'	S29°10'21"E	44.54'	50.20'
C28	31°18'43"	196.00'	S34°25'13"W	105.79'	107.11'
C29	98°05'35"	30.00'	N80°52'37"W	45.31'	51.36'
C30	14°30'59"	278.00'	N24°34'20"W	70.25'	70.43'
C31	24°26'36"	292.00'	N29°32'08"W	123.63'	124.57'
C32	90°00'00"	30.00'	N63°45'52"E	42.43'	47.12'
C33	15°02'01"	183.00'	S78°45'09"E	47.88'	48.02'
C34	15°02'01"	117.00'	S78°45'09"E	30.61'	30.70'
C35	24°58'17"	100.00'	N50°57'11"W	43.24'	43.58'
C36	80°12'27"	30.00'	N1°38'11"E	38.65'	42.00'
C37	22°58'32"	260.00'	N30°15'08"E	103.56'	104.26'
C38	2°56'43"	183.00'	S72°42'30"E	9.41'	9.41'
C39	12°05'17"	183.00'	S80°13'30"E	38.54'	38.61'
C40	15°02'01"	117.00'	S78°45'09"E	30.61'	30.70'
C41	24°24'46"	614.00'	S12°50'55"E	259.64'	261.62'
C42	84°03'51"	30.00'	S16°58'37"W	40.17'	44.02'
C43	57°33'07"	30.00'	S87°47'07"W	28.88'	30.13'
C44	75°33'02"	127.00'	N1°04'11"E	155.59'	167.46'
C45	11°51'07"	117.00'	N80°20'36"W	24.16'	24.20'
C46	3°10'54"	117.00'	N72°49'35"W	6.50'	6.50'
C47	15°02'01"	183.00'	S78°45'09"E	47.88'	48.02'

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 Z-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 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 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, 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°54'47" E, A DISTANCE OF 406.33 FEET TO A POINT ON A CURVE MARKED BY A FOUND BRASS CAP MARKED "WINROCK";
 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 68°13'24" 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 "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 427.66 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";
 THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 189.62 FEET, A RADIUS OF 486.38 FEET, A DELTA 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 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 69.2555 ACRES (3,016,770 SQUARE FEET), MORE OR LESS, LESS THAN AND EXCEPTING THE FOLLOWING TEN PARCELS;

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-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

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

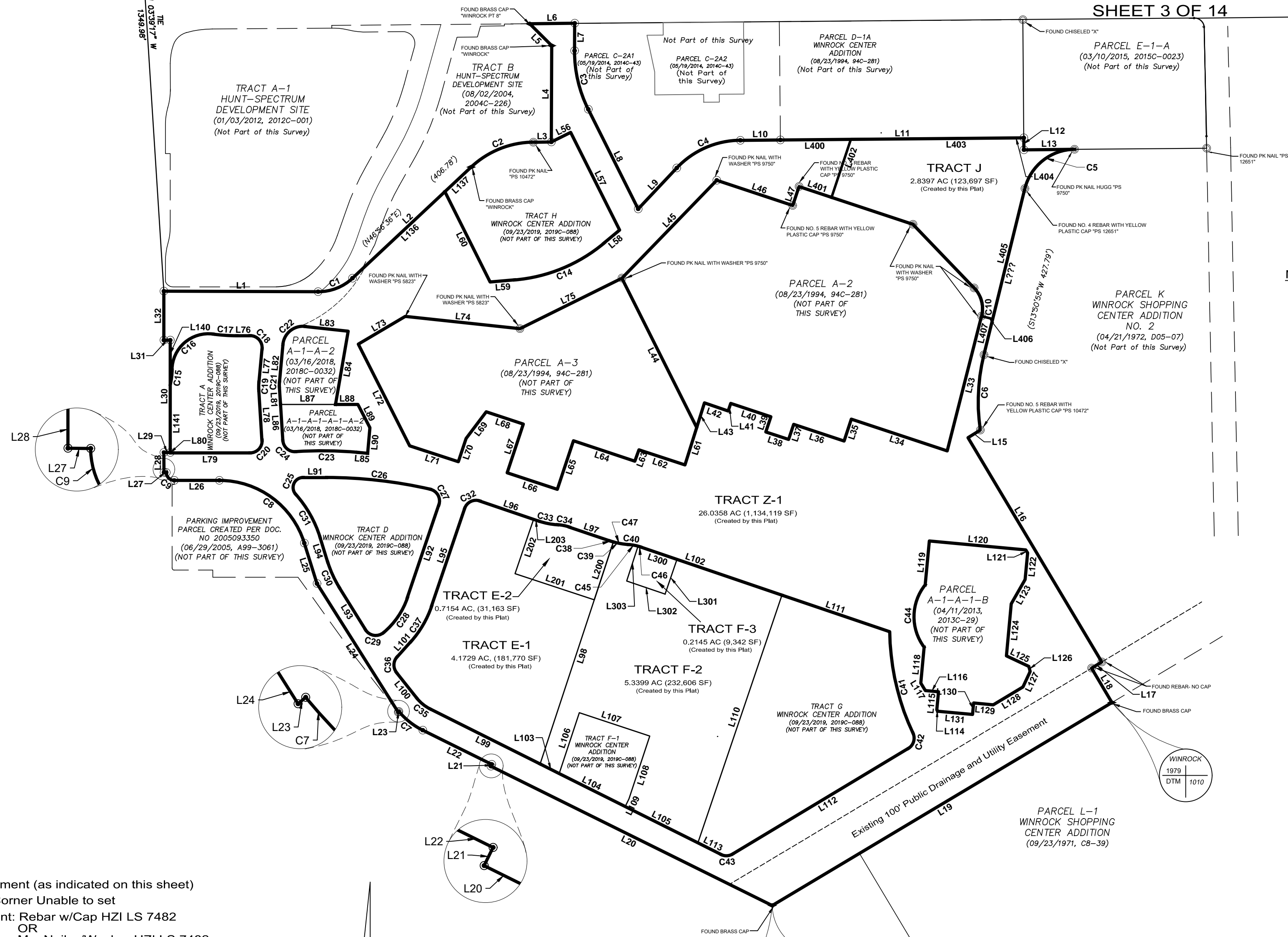
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 3 OF 14

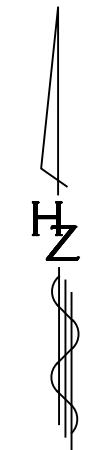
A.G.R.S. MONUMENT "15_H18"
STANDARD 3 1/4" ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,111.771 U.S. SURVEY FEET
E=1,545,019.849 U.S. SURVEY FEET
PUBLISHED EL=5303.391 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999660624
DELTA ALPHA ANGLE=-0°11'00.43"

A.G.R.S. MONUMENT "20_H18"
STANDARD 3 1/4" ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,493,154.978 U.S. SURVEY FEET
E=1,545,048.210 U.S. SURVEY FEET
PUBLISHED EL=5283.222 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.99966158 DELTA ALPHA
ANGLE=-0°11'00.11"



- NOTES**
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.

- 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: 3/25/2021 6:46:22 PM, By: Eddings, Scott
 H:\p19\13\11689-01 - Marriott Hotel at Winrock Town Center\05 Design\05.11 Survey\Plat\WinrockCenter_Parcel Z1_Sheet 3
 OLD.dwg
 Last Saved: 3/17/2021 5:48:47 PM, seddings

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

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

SEE SHEETS 5 - 8 FOR DETAIL LOCATION OF EASEMENTS

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 4 OF 14
EXISTING EASEMENTS

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
2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, DOCUMENT NO. 93123089
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. 93134683
9. 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 MOUNTAIN 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 STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, DOCUMENT NO. 9169993
22. 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 553, DOCUMENT NO. 858248A
23. UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996, RECORDED IN BOOK 96-13, PAGE 6463, DOCUMENT NO. 96054182
24. WATER, ELECTRICAL AND TELEPHONE EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
25. Not Used

26. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54.
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
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' PUBLIC 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.
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 FILED MAY 12, 1993, BOOK 93-12, PAGES 2819-2822.
35. Not Used
36. Not Used
37. 20' WATER LINE EASEMENT, FILED AUGUST 26, 1988, BOOK C37, PAGE 54
38. GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.
39. A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9768, DOCUMENT NO. 2004069960.
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.
41. 10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK A82, PAGE 3527.
42. DRAINAGE EASEMENT, DOCUMENT NO. 2018035923 RECORDED ON 04/25/2018
43. 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
44. 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
45. 10' WATERLINE EASEMENT FILED: 09/20/1965, VOLD-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
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: 10/28/1996, IN PLAT BOOK 96C, FOLIO 446
47. DRAINAGE EASEMENT 7-CME-1, RECORDED 06/29/2005 BERNALILLO COUNTY CLERK BOOK A99, PAGE 3061
48. INGRESS/INGRESS RIGHT EASEMENT FILED: 10/24/1969 MISC. BOOK 154, FOLIO 42-44
49. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC LINE EASEMENT FILED: 09/26/2012, DOCUMENT NO. 2012100043
50. 10' PUBLIC SERVICE COMPANY OF NEW MEXICO LINE AND TRANSFORMER EASEMENT FILED: 07/25/2013 DOC. NO. 2013083443
51. 15' PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
52. 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
53. 10' PUBLIC WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
54. 20' PUBLIC SAS EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
55. PRIVATE ACCESS EASEMENT FILED: 03/13/2014 DOCUMENT NO. 2014020686
56. SIDEWALK EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
57. 8' PUBLIC UTILITY EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
58. 20' PRIVATE WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
59. PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
60. 15' PRIVATE WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
61. 10' CENTURYLINK EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
62. A.B.C.W.U.A. WATERLINE EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
63. A.B.C.W.U.A. WATERLINE & SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
64. 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
65. 10' PNM UNDERGROUND EASEMENT: DOC. #2003100585 FILED 06/12/2003, BK. A58, PG. 377
66. 10' PNM EASEMENT: DOC. #2014070409 FILED: 09/05/2014
67. PNM EASEMENT, WIDTH VARIES: DOC. #2014073532 FILED: 09/17/2014
68. 10' PNM EASEMENT: DOC. #2014073533 FILED: 09/17/2014
69. 10' PNM EASEMENT: DOC. #2014073534 FILED: 09/17/2014
70. 10' PNM EASEMENT: DOC. #2016018864 FILED: 02/29/2016
71. 10' PNM EASEMENT: DOC. #2016040790 FILED: 05/05/2016
72. 10' PNM EASEMENT: DOC. #2016104465 FILED: 11/04/2016
73. 10' PNM EASEMENT: DOC. #2016110482 FILED: 11/23/2016
74. 15' SANITARY SEWER EASEMENT: BOOK 96C, PG. 446 (1-13) FILED: 10/28/1996
75. 10' A.B.C.W.U.A. EASEMENT: DOC. #2017017419 FILED: 2/27/2017
76. 42' Road and Underground Utility Easement (Street 'A' Easement) FILED: 05/24/2004, BK, A77, PG. 9768, Doc. No. 2004069960.
77. 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026648 FILED: 03/20/2017
78. 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026647 FILED: 03/20/2017
79. 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026649 FILED: 03/20/2017
80. 10' PRIVATE SEWERLINE EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
81. 20' MOUNTAIN STATES EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
82. 20' FIRE HYDRANT EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
83. 50' PRIVATE ACCESS EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
84. 5' OVERHEAD UTILITY EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
85. 7' PNM EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
86. 3.5' MOUNTAIN STATES EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
87. 12' PUBLIC ROADWAY EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
88. 40' ACCESS EASEMENT: MISC. 154, FOLIO 42-44 FILED: 10/24/1969

89. 20' Public Drainage Easement Filed: 9/23/2019 Doc. No. 2019080902 Book 2019C, Page 0088
90. 20' Public Drainage Easement Filed: 9/23/2019 Doc. No. 2019080902 Book 2019C, Page 0088
91. 50' Public Access Easement Filed: 9/23/2019 Doc. No. 2019080902 Book 2019C, Page 0088
92. Public Drainage Easement Filed: 9/23/2019 Doc. No. 2019080902 Book 2019C, Page 0088
93. 20' Public Drainage Easement Filed: 9/23/2019 Doc. No. 2019080902 Book 2019C, Page 0088
94. Public Roadway, Drainage and A.B.C.W.U.A. Easement Width Varies Filed: 9/23/2019 Doc. No. 2019080902 Book 2019C, Page 0088

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, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

NOTE:
 THE TERMS 'COMMON AREAS' AND 'COMMON FACILITIES' MEAN COLLECTIVELY, DRIVEWAYS, WALKWAYS, PARKING AREAS (WHETHER SURFACE OR STRUCTURE), ROADWAYS NOT DEDICATED TO THE PUBLIC, SIDEWALKS, LANDSCAPED AND HARDCAPED 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 (AKA PARCEL Z) FOR MAINTENANCE AND PROVIDING SERVICE.

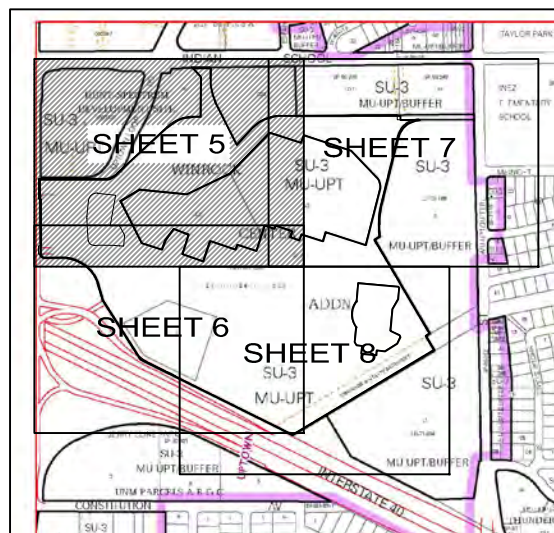
FINAL PLAT
 PARCELS Z-1
 AND
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION

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

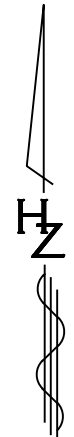
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019

SHEET 5 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	---

Louisiana Blvd. N.E.
 R/W Varies

Uptown Loop Road N.E.
 R/W Varies

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

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

TRACT B
 HUNT-SPECTRUM
 DEVELOPMENT SITE
 (08/02/2004,
 2004C-226)
 (NOT PART OF THIS SURVEY)

PARCEL C-2A1
 (05/19/2014, 2014C-43)
 (NOT PART OF THIS SURVEY)

PARCEL C-2A2
 (05/19/2014, 2014C-43)
 (NOT PART OF THIS SURVEY)

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

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

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

PARCEL
 A-1-A-2
 (03/16/2018, 2018C-0032)
 (NOT PART OF
 THIS SURVEY)

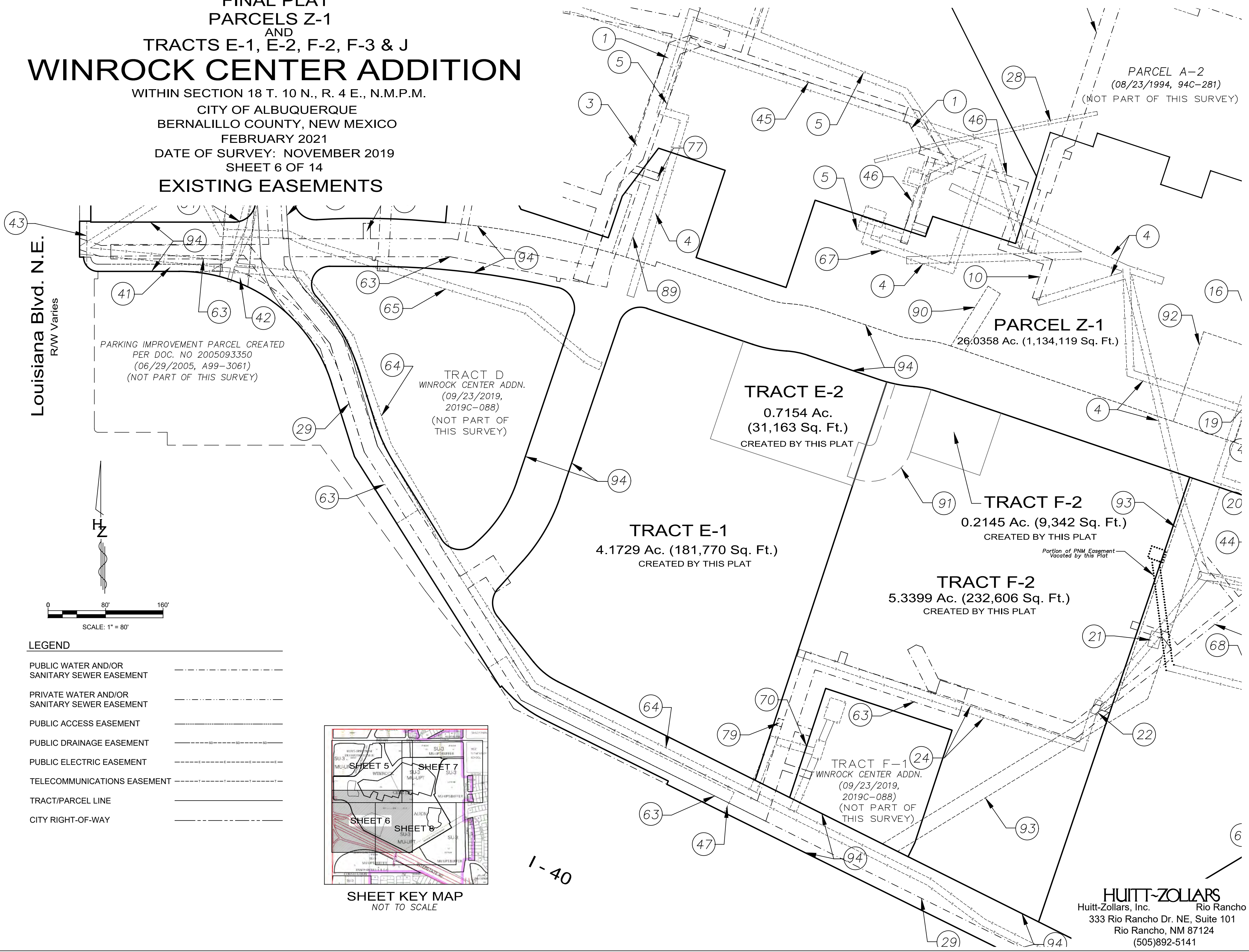
PARCEL
 A-1-A-1-A-1-A-2
 (03/16/2018, 2018C-0032)
 (NOT PART OF THIS SURVEY)

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

FINAL PLAT
 PARCELS Z-1
 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



Louisiana Blvd. N.E.
 RW Varies

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

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

TRACT E-2
 0.7154 Ac.
 (31,163 Sq. Ft.)
 CREATED BY THIS PLAT

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

TRACT F-2
 0.2145 Ac. (9,342 Sq. Ft.)
 CREATED BY THIS PLAT

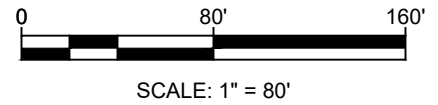
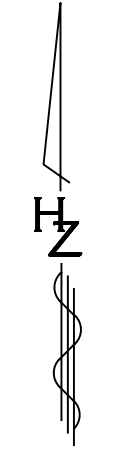
TRACT F-2
 5.3399 Ac. (232,606 Sq. Ft.)
 CREATED BY THIS PLAT

TRACT E-1
 4.1729 Ac. (181,770 Sq. Ft.)
 CREATED BY THIS PLAT

TRACT F-1
 WINROCK CENTER ADDN.
 (09/23/2019,
 2019C-088)
 (NOT PART OF
 THIS SURVEY)

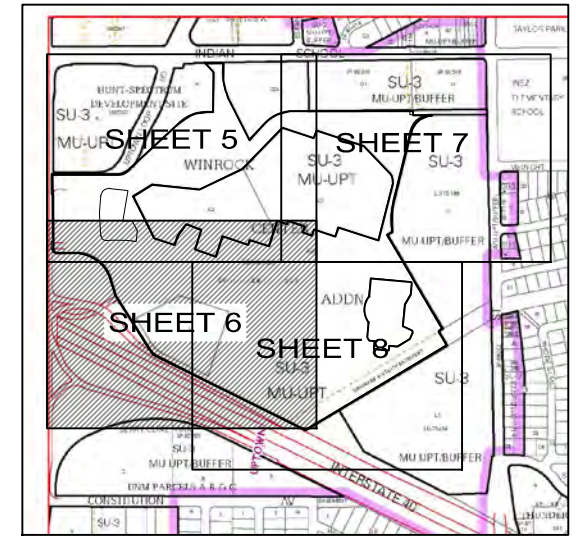
PARCEL A-2
 (08/23/1994, 94C-281)
 (NOT PART OF THIS SURVEY)

Portion of PNM Easement
 Vacated by this Plat



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



SHEET KEY MAP
 NOT TO SCALE

I - 40

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

Plotted: 4/15/2021 7:31:59 PM, By: Eddings, Scott
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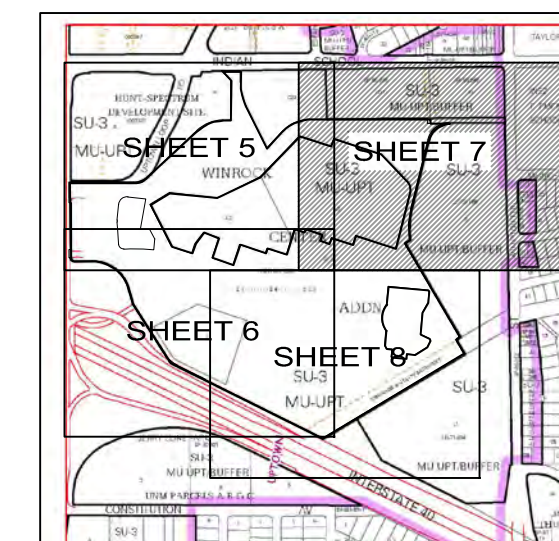
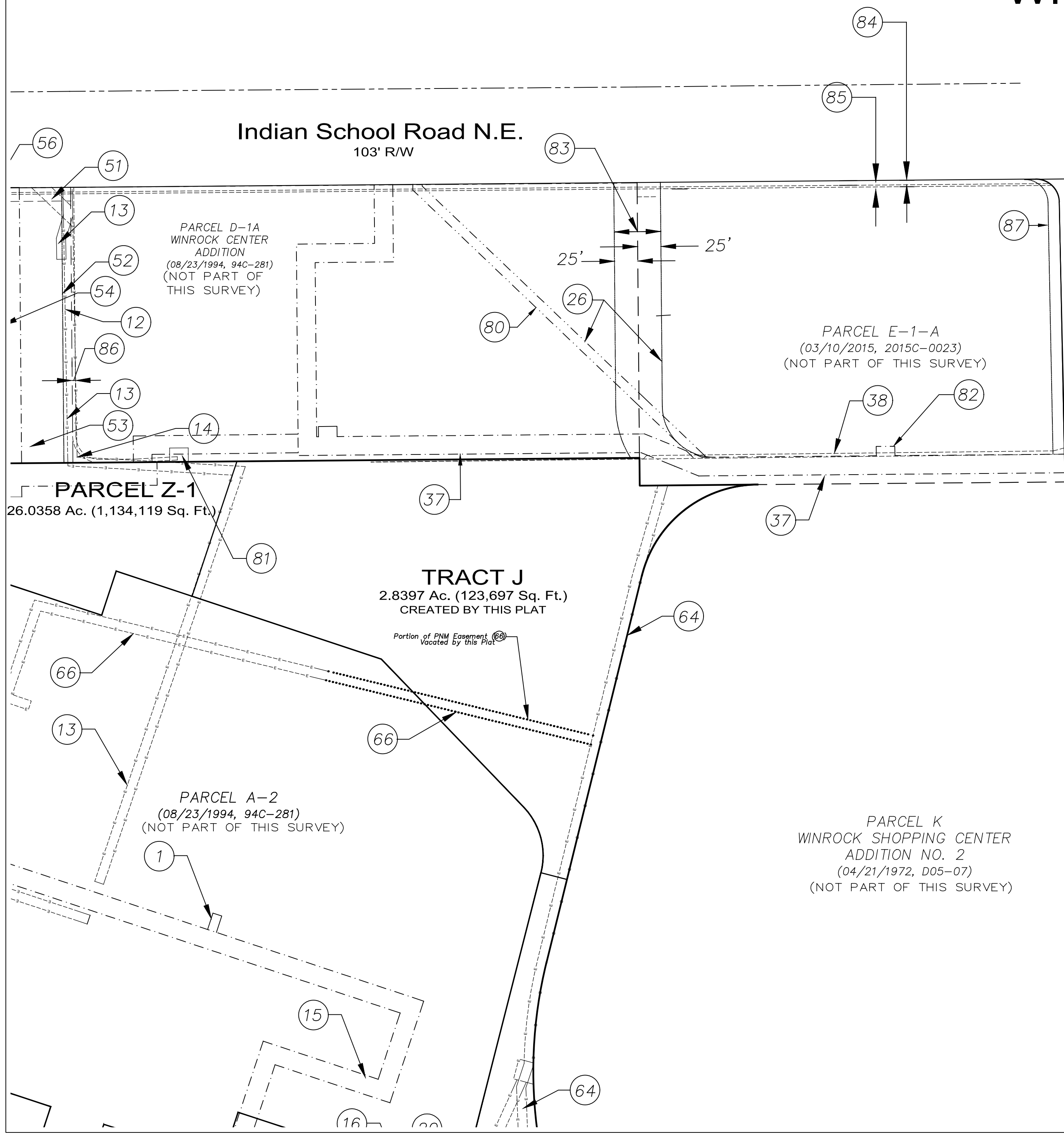
FINAL PLAT
 PARCELS Z-1
 AND
 TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION

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

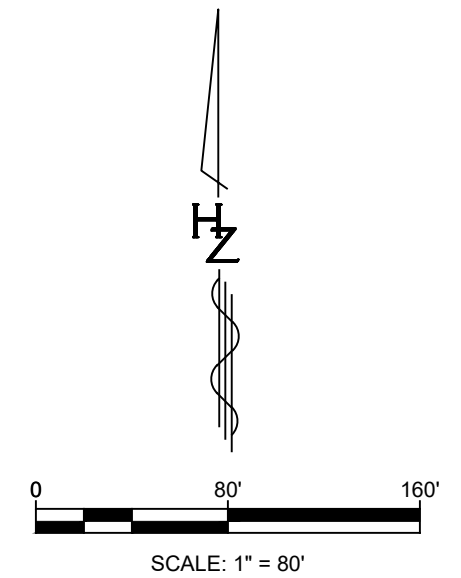
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

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

FINAL PLAT
 PARCEL Z-1
 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

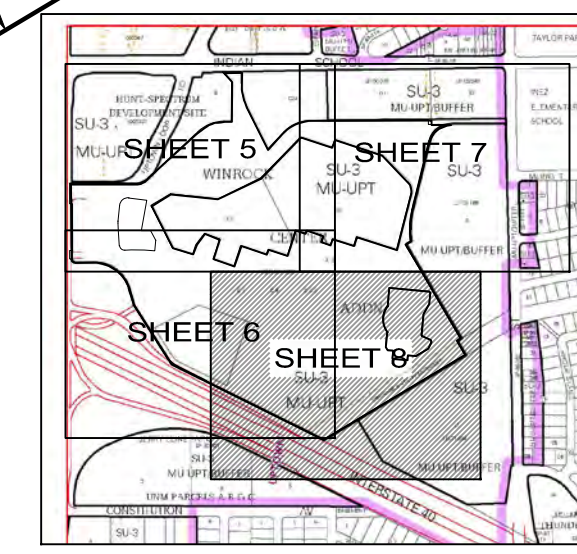
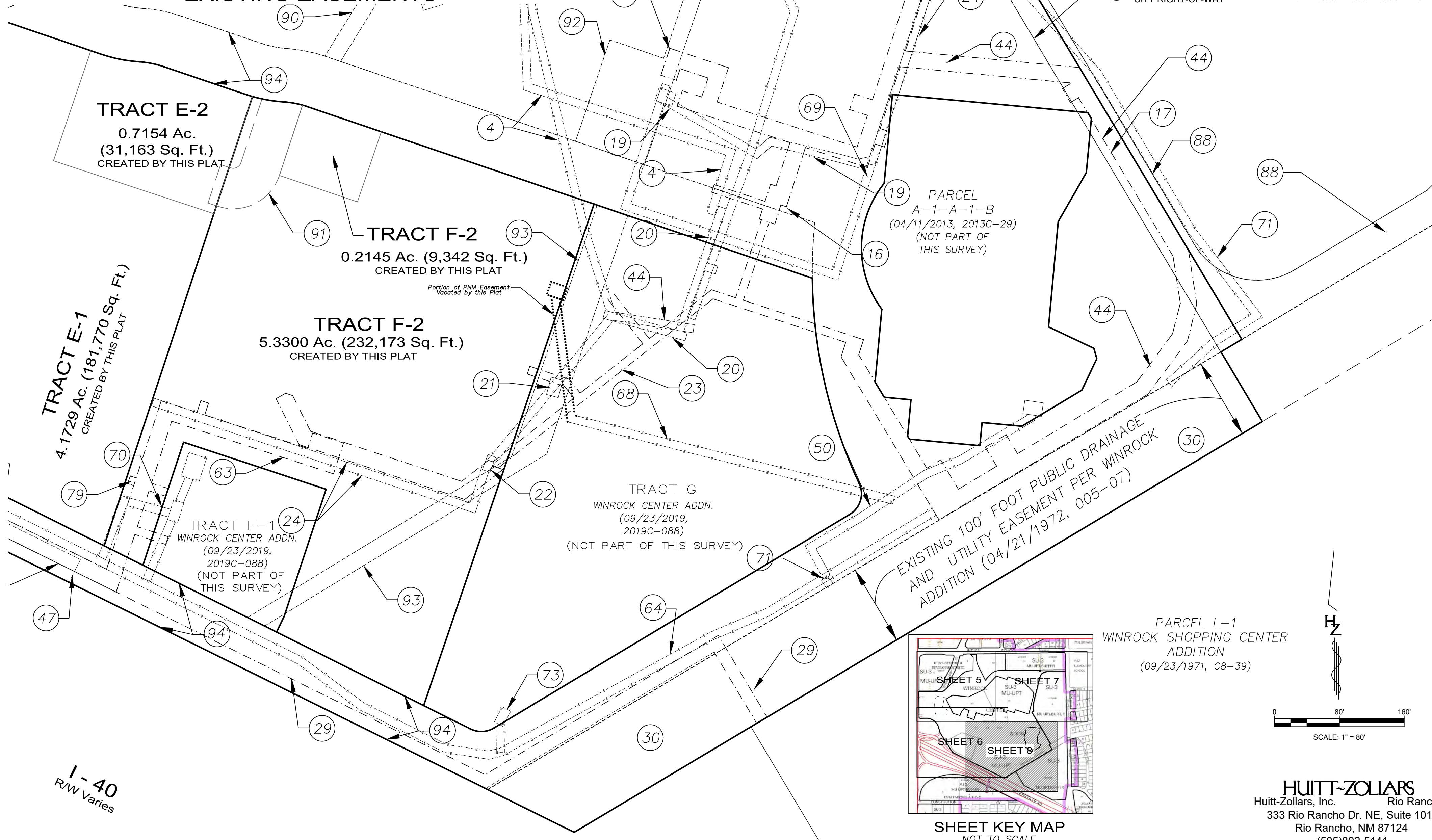
DATE OF SURVEY: NOVEMBER 2019

SHEET 8 OF 14

EXISTING EASEMENTS

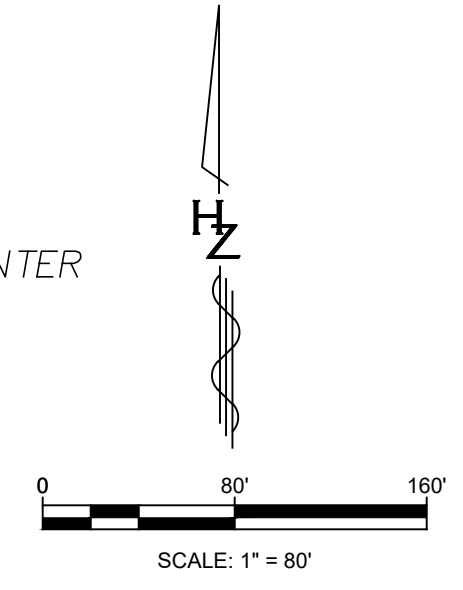
LEGEND

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	---



SHEET KEY MAP
 NOT TO SCALE

PARCEL L-1
 WINROCK SHOPPING CENTER
 ADDITION
 (09/23/1971, C8-39)



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

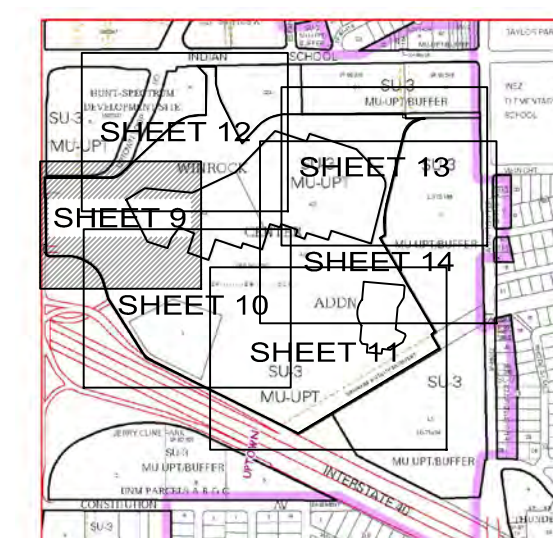
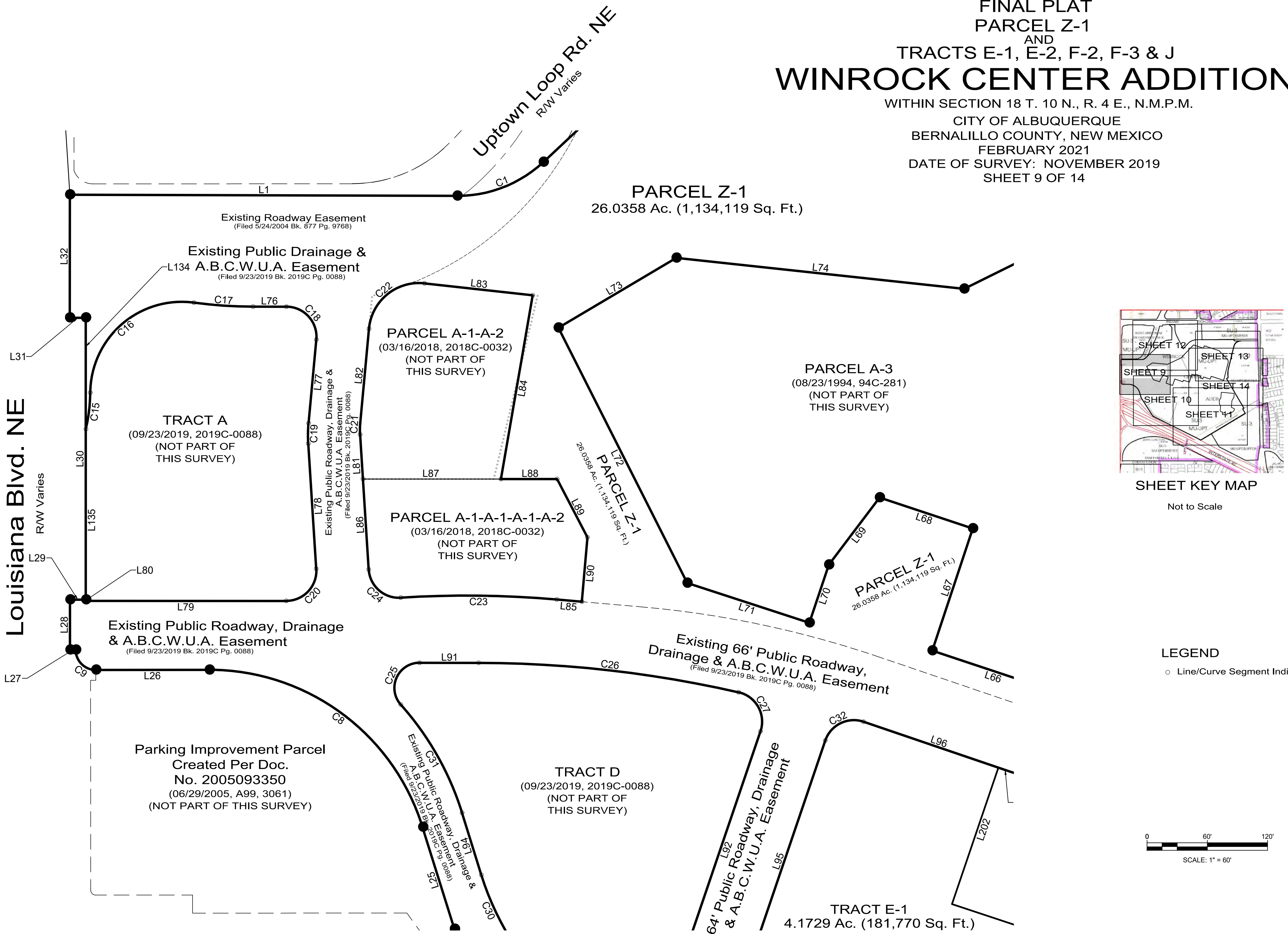
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1-40
 R/W Varies

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

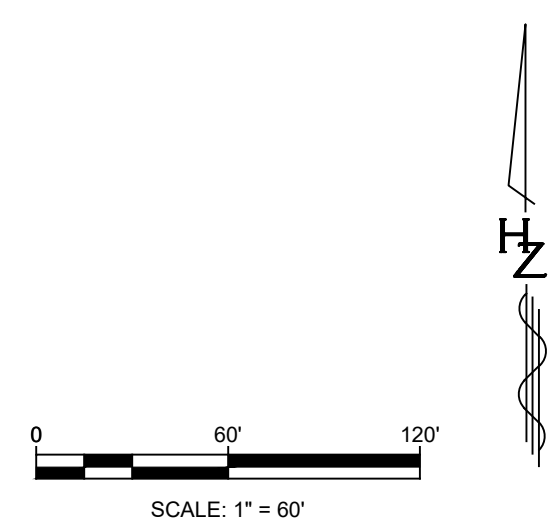
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021
 DATE OF SURVEY: NOVEMBER 2019
 SHEET 9 OF 14

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



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: 3/25/2021 6:20:31 PM, By: Eddings, Scott
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Louisiana Blvd. NE
 RW Varies

FINAL PLAT PARCEL Z-1 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 10 OF 14

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

TRACT D
(09/23/2019, 2019C-088)
(NOT PART OF THIS SURVEY)

TRACT E-2
0.7154 AC, (31,163 SF)

TRACT E-1
4.1729 AC, (181,770 SF)

TRACT F-3
0.2145 AC (9,342 SF)

TRACT F-2
5.3399 AC (232,606 SF)

TRACT F-1
(09/23/2019, 2019C-088)
(NOT PART OF THIS SURVEY)

Existing 66' Public Roadway, Drainage
& A.B.C.W.U.A. Easement
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

Existing 64' Public Roadway,
Drainage & A.B.C.W.U.A. Easement
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

Existing Public Roadway, Drainage
& A.B.C.W.U.A. Easement
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

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

Ex. Public Drainage Easement

P.U.E.
Granted by this Plat

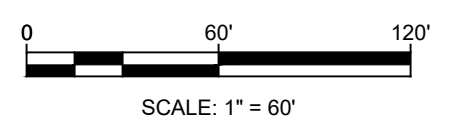
30' Public Roadway, Drainage &
A.B.C.W.U.A. Easement
Granted by this Plat

68 PNM Easement
VACATED BY THIS PLAT

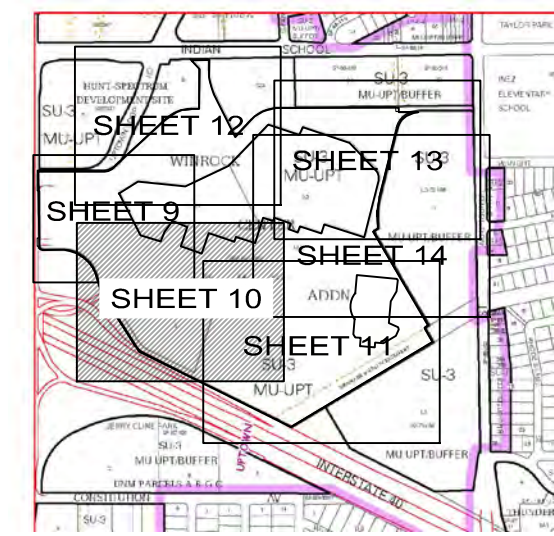
Ex. Public Access & Drainage
Easement

LEGEND
○ Line/Curve Segment Indicator

P.U.E.
Granted by this Plat



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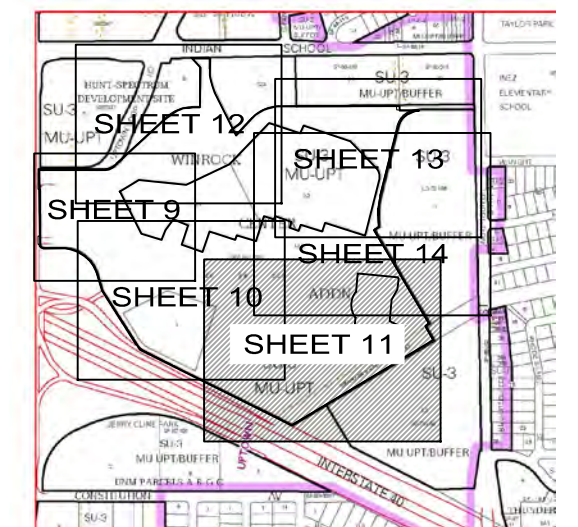
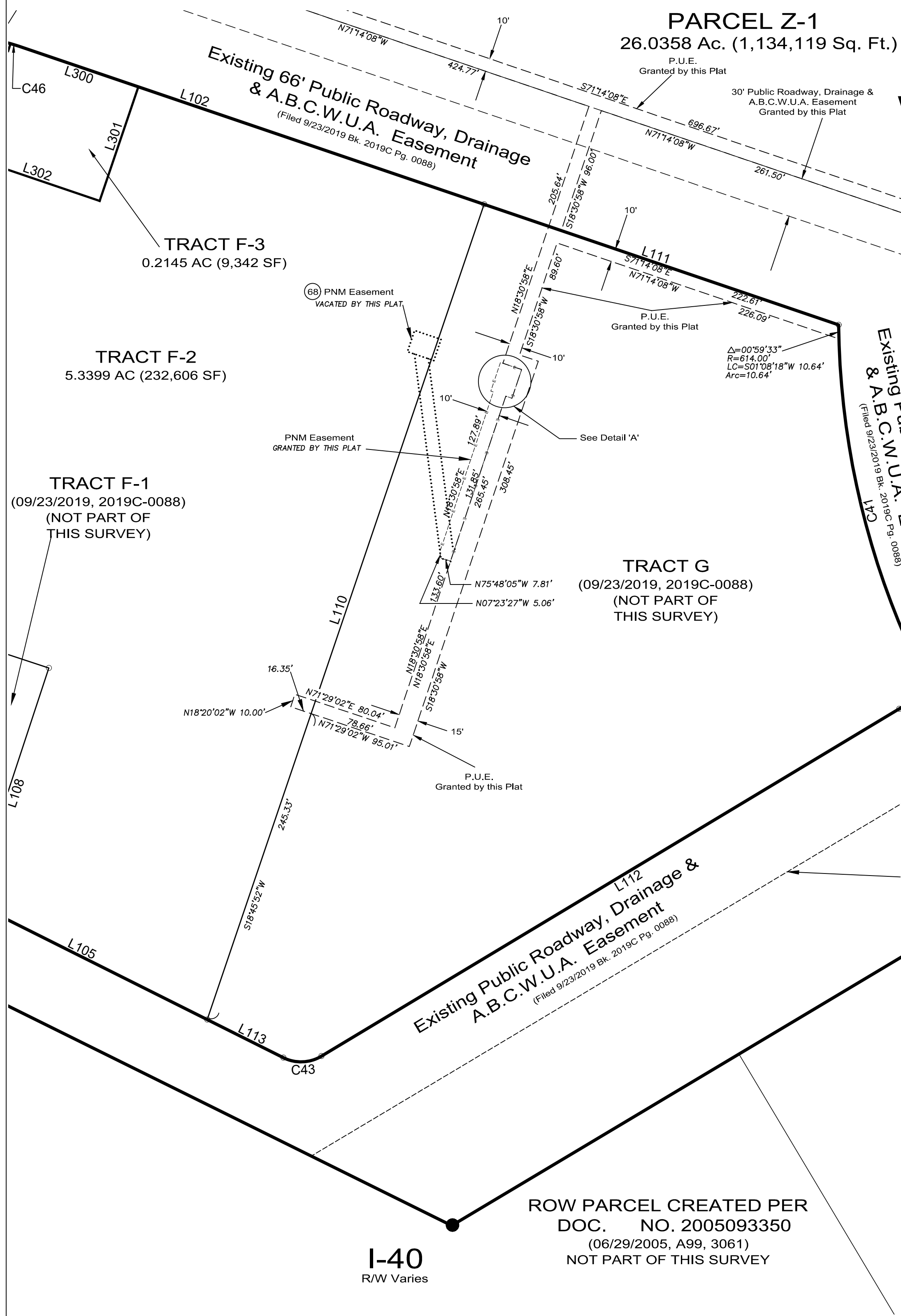
FINAL PLAT PARCEL Z-1 AND TRACTS E-1, E-2, F-2, F-3 & J WINROCK CENTER ADDITION

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 11 OF 14

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

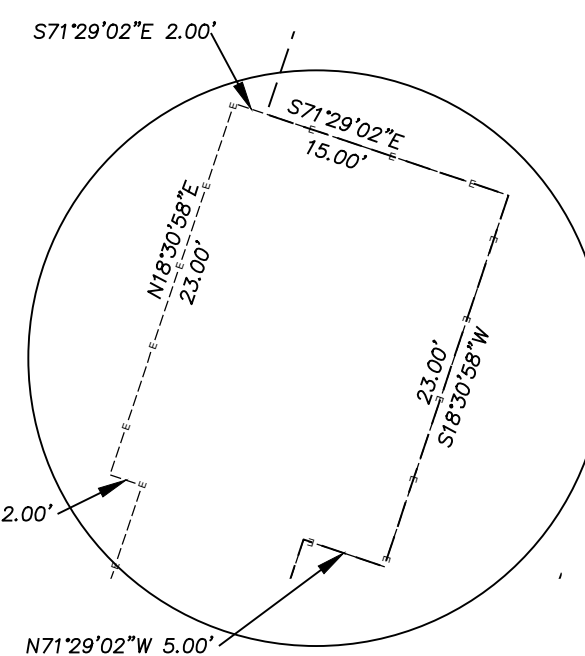
PARCEL
A-1-A-1-B
(04/11/2013, 2013C-29)
(NOT PART OF
THIS SURVEY)

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



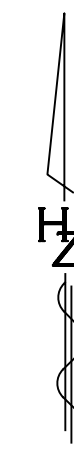
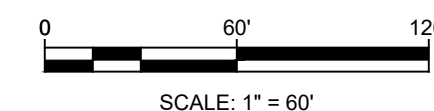
SHEET KEY MAP
Not to Scale

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

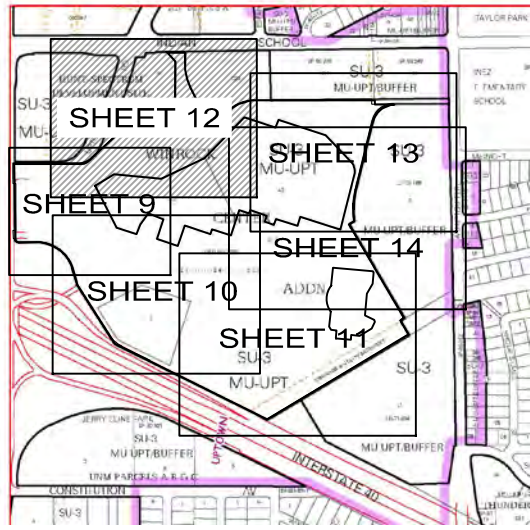


Detail 'A'
Not to Scale

LEGEND
○ Line/Curve Segment Indicator



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SHEET KEY MAP
Not to Scale

Indian School Road NE
103' R/W

FINAL PLAT
PARCEL Z-1
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)
(NOT PART OF
THIS SURVEY)

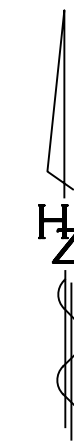
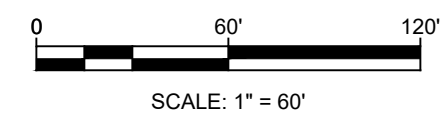
PARCEL Z-1
26.0358 Ac. (1,134,119 Sq. Ft.)

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

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

Uptown Loop Rd. NE
R/W Varies

Existing Public Roadway Easement
(Filed 09/23/2019 Bk. 2019C Pg. 0088)



LEGEND
○ Line/Curve Segment Indicator

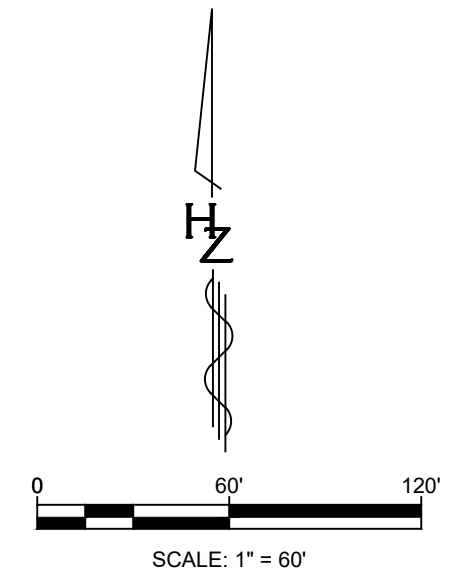
NOTES
1. Bearings and Distances in Parentheses are Record Data

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

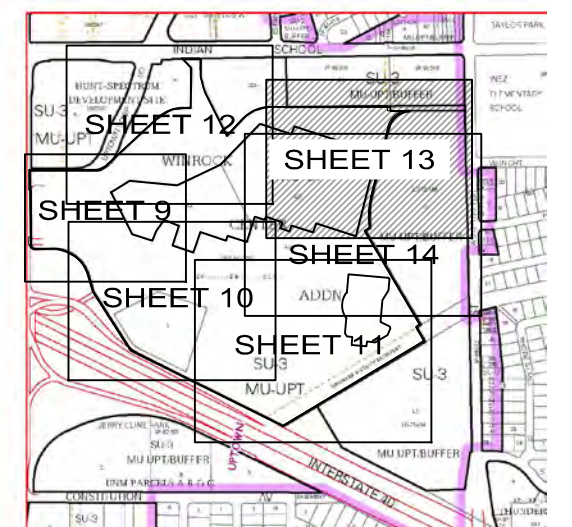
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019
SHEET 13 OF 14



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

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

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

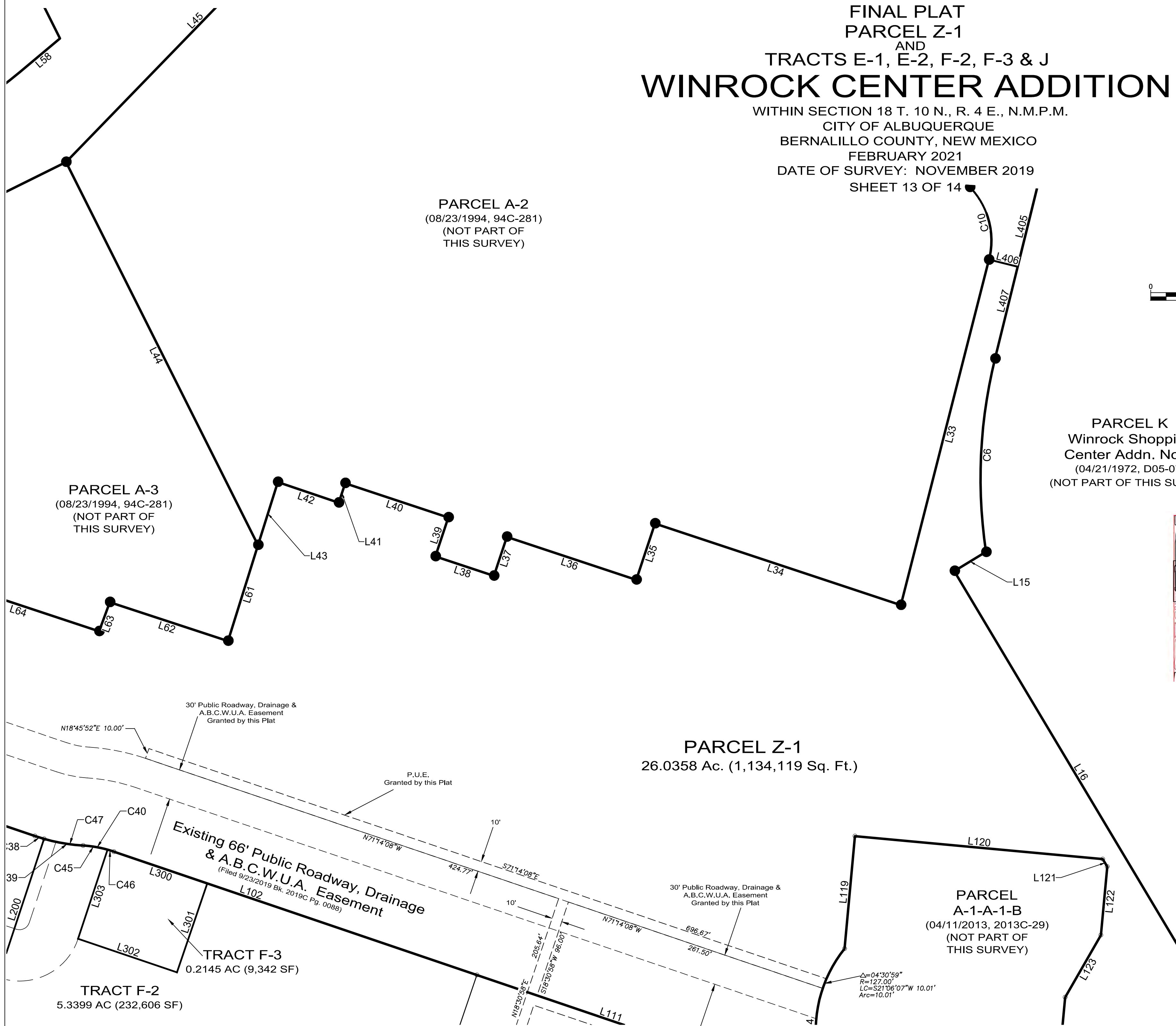


SHEET KEY MAP
Not to Scale

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

LEGEND

○ Line/Curve Segment Indicator



Plotted: 3/25/2021 6:25:23 PM, By: Eddings, Scott
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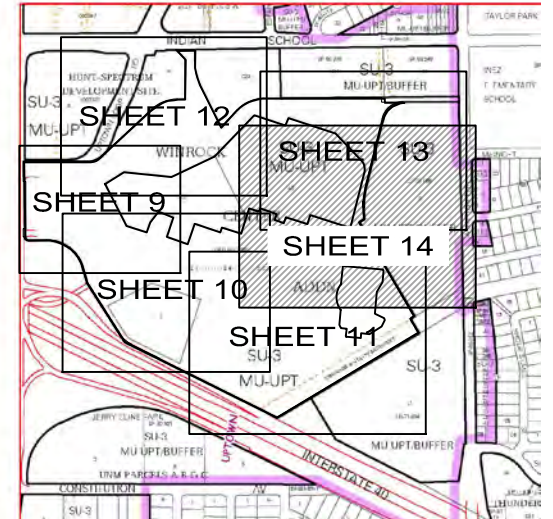
**FINAL PLAT
PARCEL Z-1
AND
TRACTS E-1, E-2, F-2, F-3 & J
WINROCK CENTER ADDITION**

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

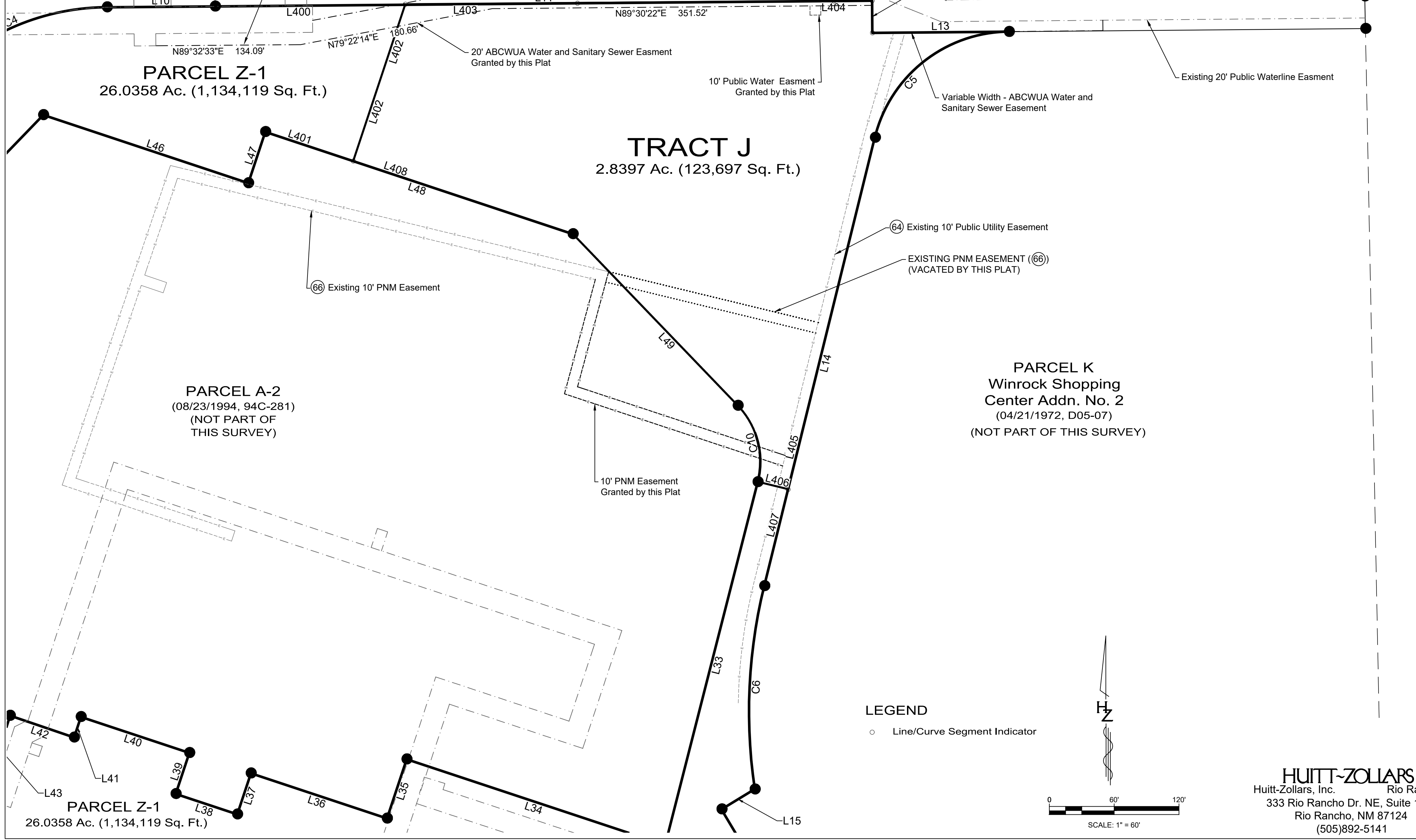
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2021
DATE OF SURVEY: NOVEMBER 2019

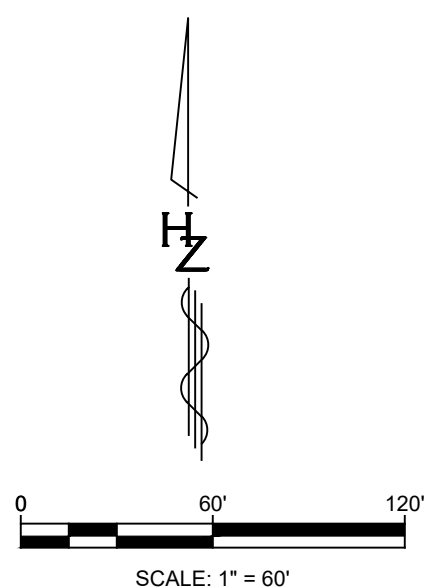
SHEET 14 OF 14



SHEET KEY MAP
Not to Scale



LEGEND
○ Line/Segment Indicator



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