



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SAW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

REPLAT EXISTING 1 LOT INTO 1 LOT  
GRANT OF RIGHT OF WAY & EASEMENTS, VACATE EASEMENTS

<b>APPLICATION INFORMATION</b>		
Applicant: WINROCK PADS LLC		Phone:
Address: 2727 LBJ FWY, SUITE 806		Email:
City: DALLAS	State: TX	Zip: 75234
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505-980-8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site:	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: TRACT A	Block:	Unit:
Subdivision/Addition: WINROCK CENTER ADDN.	MRGCD Map No.:	UPC Code: 1.019.058.017.436.204.18
Zone Atlas Page(s): J-19	Existing Zoning: MX-H	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.47
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 200 LOUISIANA NE	Between: INTERSTATE 40	and: INDIAN SCHOOL RD
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Derrick Archuleta</i>	Date: 12.22.2020
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

**Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.**

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

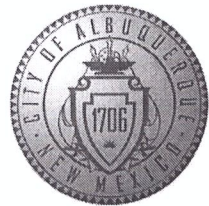
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

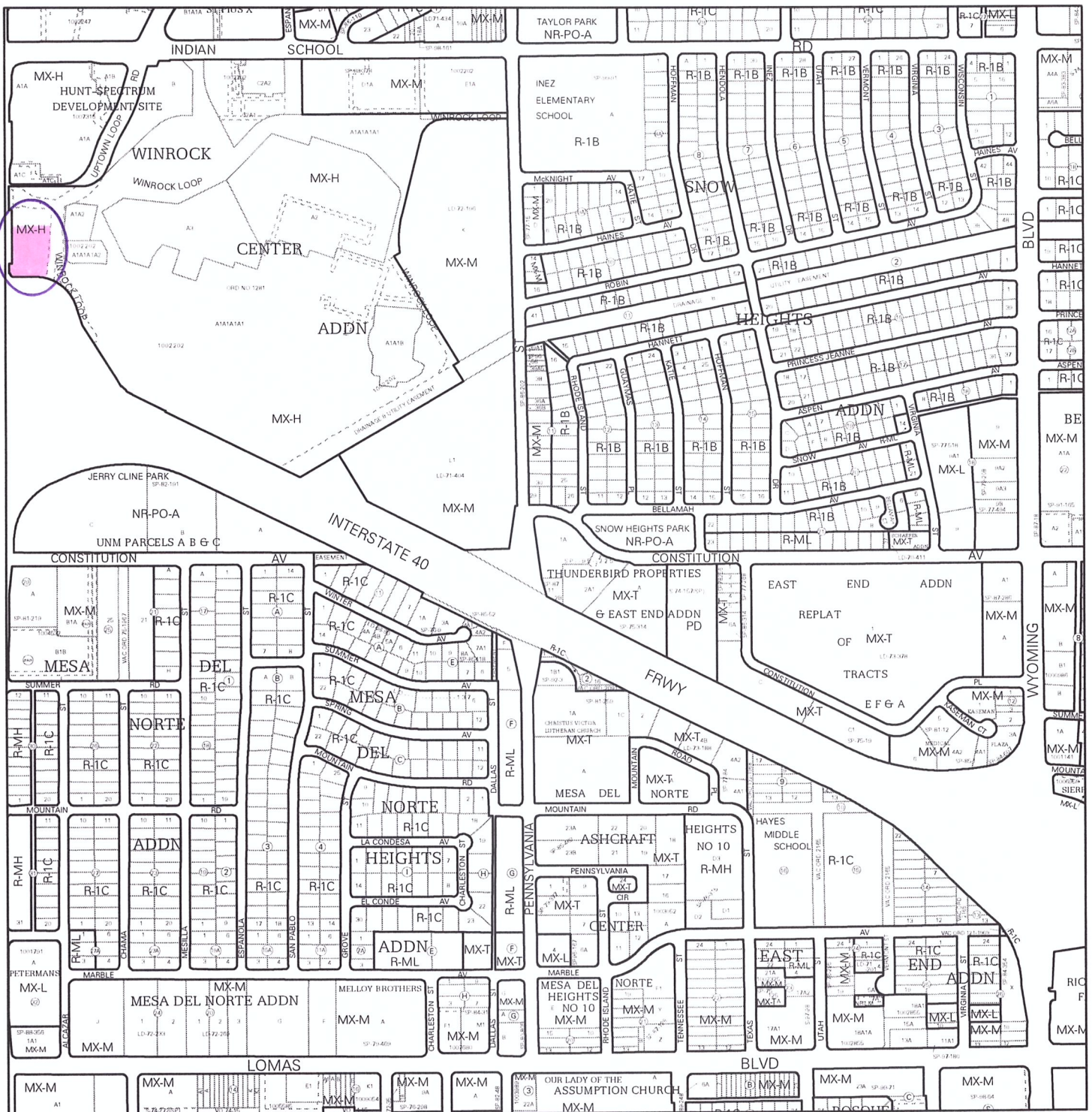
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

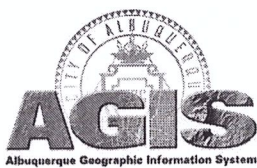
**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Derrick Archuleta</u></p>	<p>Date: <u>12.22.2020</u></p>
<p>Printed Name: <u>DEERRICK ARCHULETA</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

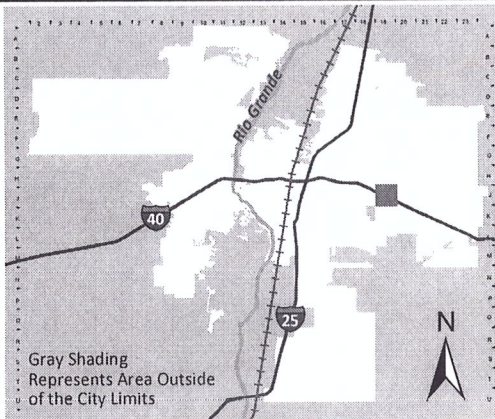


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



## Zone Atlas Page: J-19-Z

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

December 22, 2020

Jolene Wolfley, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: TRACT A, WINROCK CENTER ADDITION**

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner would like to replat existing Tract A, Winrock Center Addition for the purposes of dedicating additional street right-of-way, granting of easement and vacation of easements which will affect the existing parcel. Proposed Tract A-1 is to be 1.4793± net acres on property zoned MX-H (Mixed Use – High Intensity).

The property is currently developed with a commercial building, the former location of Macaroni Grill.

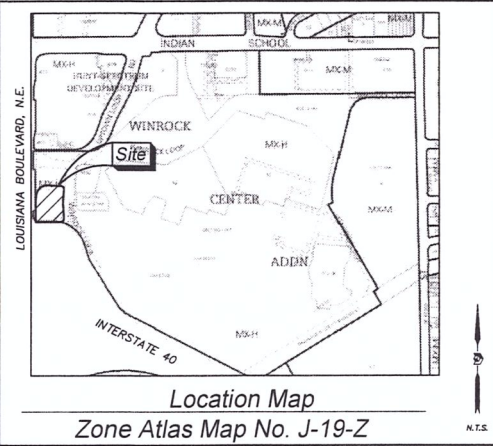
The site is located within the Mid Heights Planning Area and governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP  
Principal



RECORDING STAMP

Plat of  
Tract A-1  
**Winrock Center Addition**

Section 18, Township 10 North, Range 4 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
December 2020

Project No. PR-2020-  
Application No. SD-2020-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY SURVEYOR	DATE

City Approvals

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



LARRY W. MEDRANO DATE  
N.M.P.S. No. 11993

WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP

Legal Description

TRACT LETTERED "A" OF FINAL PLAT, PARCEL Z AND TRACTS A, D, E, 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, 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 SEPTEMBER 23, 2019 IN PLAT BOOK 2019C, PAGE 88. NOW COMPRISING OF TRACT A-1, WINROCK CENTER ADDITION

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO ONE NEW TRACT, TO DEDICATED ADDITIONAL STREET RIGHT OF WAY, TO GRANT AN EASEMENT AND TO VACATE EASEMENTS

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.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

\_\_\_\_\_  
DATE

Acknowledgment

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY

BY \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.4713 ACRES±  
ZONE ATLAS INDEX NO: J-19-Z  
NO. OF TRACTS CREATED: 1  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0

Drainage Facilities and/or Detention Areas Maintained by Lot Owner

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DESIGNATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH THE PURPOSES OF THIS PLAT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERSONALLY TO REPAIR THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREON SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THE SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREON OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Dedication of Drainage Easements:

CITY CONSTRUCTS AND MAINTAINS A PERPETUAL EASEMENT ON THE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORM WATER DRAINAGE FACILITIES, NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT AREA AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. NO OBSTRUCTIONS MAY BE PLACED IN EASEMENT AREA WHICH WOULD PREVENT INGRESS AND EGRESS TO SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT VEHICLES TRAVELING ON DRAINAGE WAY FOR MAINTENANCE PURPOSES.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID EASEMENTS WITH THE RIGHT AND PRIVILEGE OF COMING UPON, OVER AND ACROSS ADJOINING 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 (AEROSOL/SPRAY OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

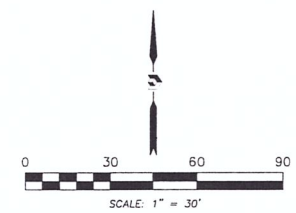
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE	GRID GROUND COORDINATES	TYPE	STANDARD	LAND GRANT	NA			PROPERTY OWNER	CREWTECH: DATE OF SURVEY		
NM-C	GRID	STANDARD		SECTION	TOWNSHIP	RANGE	MERIDIAN	WINROCK PADS LLC PER TITLE COMMITMENT	MT	11/02-03/2020	
HORIZONTAL DATUM	VERTICAL DATUM	ROTATION ANGLE	MATCHES DRAWING UNITS	18	10 NORTH	4 EAST	NMPM	WINROCK PARTNERS LLC PER BERNALILLO COUNTY	DRAWN BY:	CHECKED BY:	
NAD83	NAVD88	0° 00' 00.00"	YES	SUBDIVISION NAME				JWK	LM		
CONTR'LS USED	ALBUQUERQUE GEODETIC REFERENCE SYSTEM	BASE POINT FOR SCALING AND/OR ROTATION	N = 0	WINROCK CENTER ADDITION				505.856.5700 PHONE			
		E = 0		CITY				505.856.7900 FAX			
COMBINED SCALE FACTOR	DISTANCE ANNOTATION	GROUND	ELEVATION TRANSLATION	ALBUQUERQUE	COUNTY	BERNALILLO	STATE	UPC	PSI JOB NO. SHEET NUMBER		
GRID TO GROUND: 1.000339013	GROUND ANNOTATION	GROUND	ELEVATIONS VALID				NM	101905801743620418	20-4141P	1 OF 2	
GROUND TO GRID: 0.999661102	GRID		±0.00'	ADDRESS				2100 LOUISIANA BLVD NE			



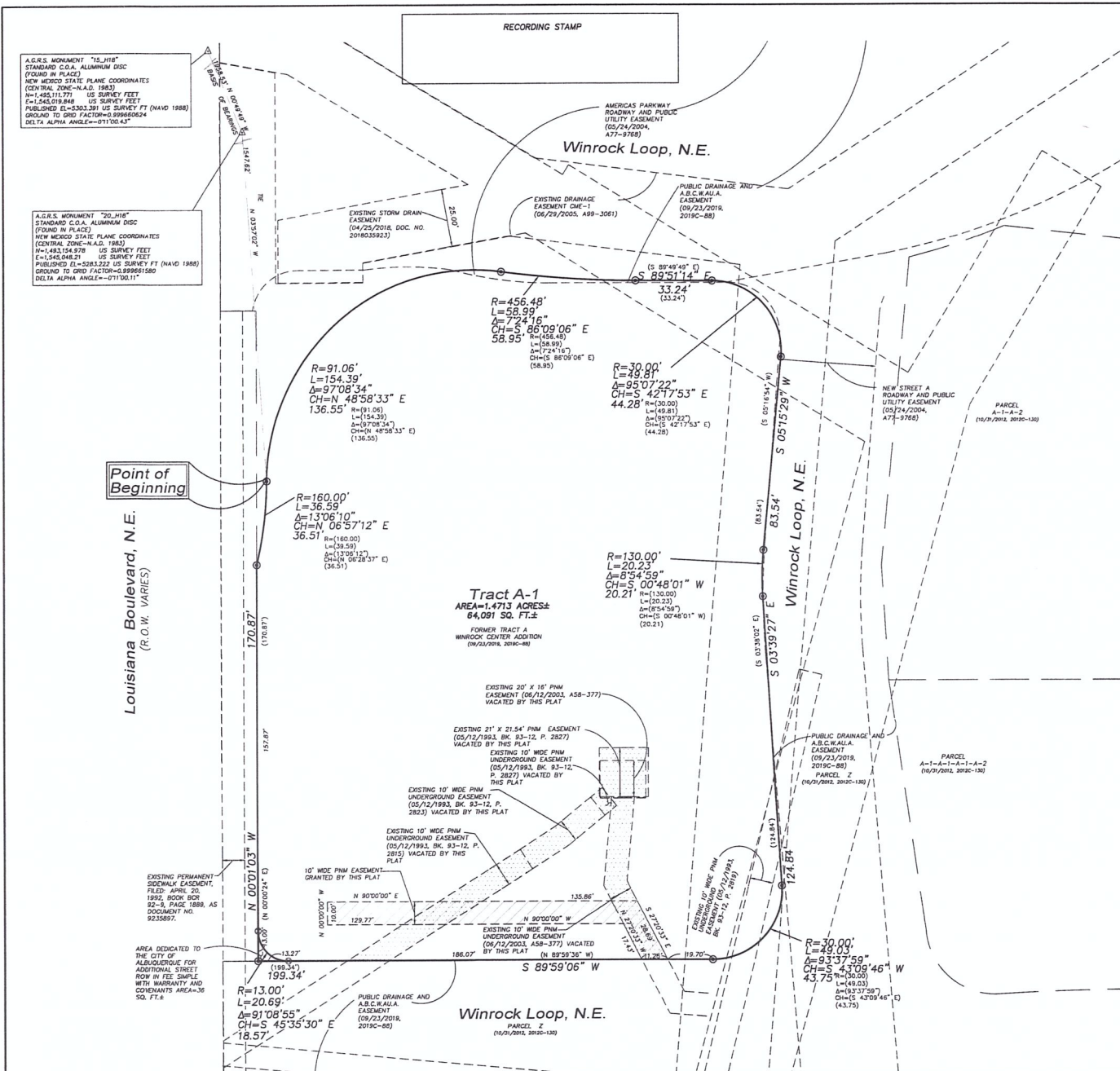
OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

Plat of  
Tract A-1  
**Winrock Center Addition**  
Section 18, Township 10 North, Range 4 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
December 2020



**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
- ⊗ FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 1993"
- ⊗ DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 1993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



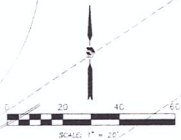
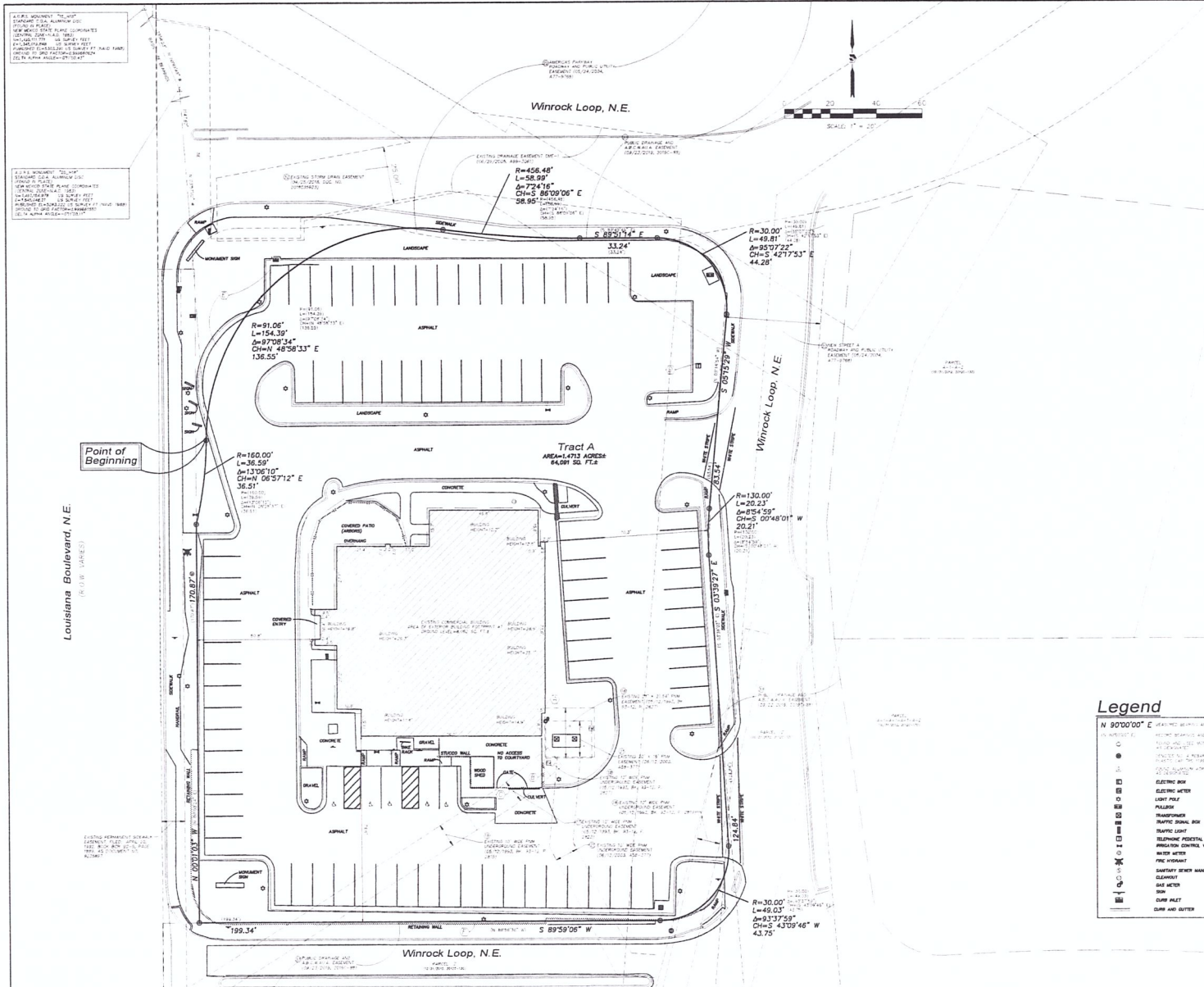
COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION			PROPERTY INFORMATION			PROJECT INFORMATION			
STATE PLANE ZONE NM-C	GRID NAVD88	TYPE STANDARD	LAND GRANT NA	SECTION 18	TOWNSHIP 10 NORTH	RANGE 04 EAST	MERIDIAN NMPM	PROPERTY OWNER WINROCK PADS LLC PER TITLE COMMITMENT WINROCK PARTNERS LLC PER BERNALILLO COUNTY	CREWTECH: MT	DATE OF SURVEY 11/02-03/2020		
HORIZONTAL DATUM NAD83	VERTICAL DATUM NAVD88	ROTATION ANGLE 0° 00' 00.00"	MATCHES DRAWING UNITS YES	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101905801743620418	ADDRESS 2100 LOUISIANA BLVD NE	DRAWN BY: JK	CHECKED BY: LM		
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b> COMBINED SCALE FACTOR GRID TO GROUND: 1.000339013 GROUND TO GRID: 0.999661102			BASE POINT FOR SCALING AND/OR ROTATION N = 0 E = 0 BEARING ANNOTATION GROUND GRID			SUBDIVISION NAME WINROCK CENTER ADDITION			OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX		PSI JOB NO. 20-4141P	SHEET NUMBER 2 OF 2



# ALTA/NSPS Land Title Survey

Tract A,  
**Winrock Center Addition**  
 Albuquerque, Bernalillo County, New Mexico  
 November 2020

FOUND PK NAIL  
 WITH WASHER  
 SURV-TEXT  
 PS 5823



### Legend

	Surveyed Boundary and Property
	Surveyed Easement
	Easement
	ELECTRIC BOX
	ELECTRIC METER
	LIGHT POLE
	POLE
	MANHOLE
	TRAFFIC SIGNAL BOX
	TRAFFIC LIGHT
	RETAINING WALL
	PRECISION CONTROL VALVE
	METER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	GAS METER
	SIGN
	DUMP PILE
	DUMP AND DEBRIS

FOUND PK NAIL  
 WITH WASHER  
 SURV-TEXT  
 PS 5823

<b>COORDINATE AND DIMENSION INFORMATION</b> NAD83 NAVD83 ALBUQUERQUE GEODETIC REFERENCE SYSTEM GRID TO GROUND 1 00033013 GROUND TO GROUND 0 999861102		<b>STANDARD</b> 0' 00' 00" YES NAD83 E = 0 GROUND TO GROUND 10.00 YES		<b>PLSS INFORMATION</b> LAND GRANT NA SECTION 18 TOWNSHIP 10 NORTH RANGE 04 EAST MERIDIAN NMPM CITY ALBUQUERQUE COUNTY BERNALILLO STATE NM		<b>PROPERTY INFORMATION</b> PROPERTY OWNER WINROCK PADS LLC PER TITLE COMMITMENT WINROCK PARTNERS LLC PER BERNALILLO COUNTY SUBDIVISION NAME WINROCK CENTER ADDITION UPC 101005601743020418 ADDRESS 2100 LOUISIANA BLVD NE	
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OFFICE LOCATION:  
 3200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.3700 PHONE  
 505.856.3700 FAX

<b>PROJECT INFORMATION</b> CREW/TEXT MT DATE OF SURVEY 11/02/2020 DRAWN BY JK CHECKED BY LM PS JOB NO 20-4141AL SHEET NUMBER 2 OF 2	
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