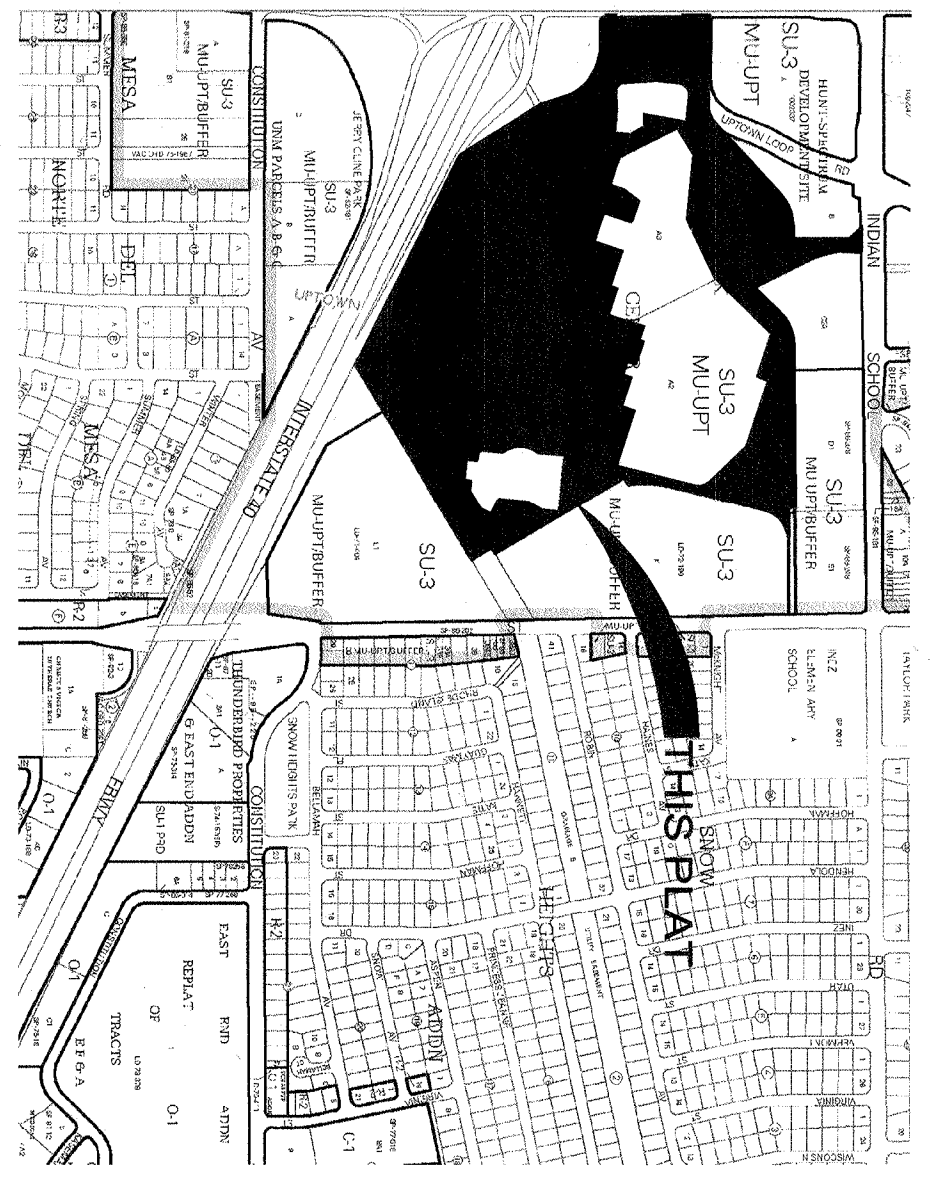


DOCH 2019080902
 09/23/2019 04:04 PM Page 1 of 12
 Plot No. 326 00 9 2019 P 1088 Linda Stover, Bernalillo County



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 (S65°04'00"W, 365.00').
 3. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "L1H9A" ELEVATION = 5326.611 U.S. SURVEY FEET (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, FITURES, 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 BURRED 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, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANOR, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO RIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL, (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

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

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 PARCEL A-1-A-1-A-1, UPC # 1019058132402204101
 PARCEL A-1-A-2, UPC # 1019058041442204112

BERNALILLO COUNTY TREASURERS OFFICE:
 BY: *Janet Vallejos* DATE: 9/23/2019

2019C-88

FINAL PLAT
PARCEL Z
 AND
WINROCK CENTER ADDITION
 TRACTS A, D, E, F, F-1, G & H
 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 12

DRAINAGE FACILITIES AND/OR DETENTION AREAS MAINTAINED BY OWNER
 Areas designated on the accompanying Plat as "Drainage Easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various parcels within the subdivision for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. 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 Parcel Owner(s) 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 periodically to inspect the facilities. In the event said Parcel Owner(s) fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said Parcel Owner(s), the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable Parcel Owner(s) proportionately on the basis of Parcel ownership. In the event Parcel Owner(s) 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 Parcels in the Subdivision for which proportionate payment has not been made. The obligation imposed herein shall be binding upon the Owner(s), his/her heirs, and assigns and shall run with all Parcels within this 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 herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

SUBDIVISION DATA

DRB NO.	NO. OF LOTS	LOT ACRES	PLAT ACRES (Gross)
	0	0	50.3846
	1	28.8654	0
	7	21.3192	0
	0	0	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, CONDUTTS, 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: 6/23/18
 (STATE OF NEW MEXICO) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 19, 2018 BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.



PUBLIC ROADWAY EASEMENTS

Public Roadway Easements shown on this Plat are granted to the City of Albuquerque which includes the right to build, rebuild, reconstruct, relocate, relocate, change, remove, modify, renew, and maintain a Public Roadway, together with free access to, from and over said Easement with the right and privilege of going upon, over and across adjoining lands of Grantor for the purpose and set forth herein and with the right to utilize the easement for the purpose of public access and roadway. The owner agrees to install and maintain such roadway to the specification agreed to by the City of Albuquerque and as defined in the Operation, Maintenance and License Agreement, recorded on July 30, 2015 as Document #2015056435, in the records of the County Clerk of Bernalillo County.

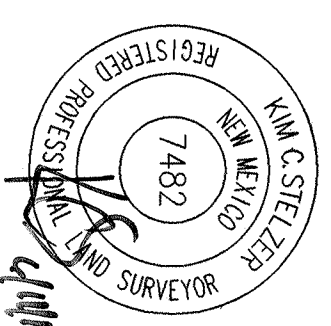
PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES
 DATE: 6/21/18
 NEW MEXICO GAS COMPANY
 DATE: 6/21/18
 QWEST COMMUNICATIONS COMPANY
 DATE: 6/22/18
 COMCAST
 DATE: 6/22/18

CITY APPROVALS

Form 91, *Rainbow 95*, 6/11/18
 CITY SURVEYOR
 DATE: 9-23-19
 REAL PROPERTY DIVISION
 ENVIRONMENTAL HEALTH DEPARTMENT
 DATE: 7/11/19
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 DATE: 07-16-19
 A.B.C.W.U.A.
 DATE: 7/15/19
 PARKS & RECREATION DEPARTMENT
 DATE: 7/18/19
 AMAFCA
 DATE: 07/10/2019
 CITY ENGINEER/HYDROLOGY
 CODE ENFORCEMENT
 DATE: 7/10/19
 DRB CHAIRPERSON, PLANNING DEPARTMENT
 DATE: 9-23-19



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

(1)

DOCH 2019080902
 09/29/2019 08:04 PM Page 2 of 12
 PLAT R 325 00 BY 201509 Linda Stover, Bernalillo County

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

DATE OF SURVEY: MARCH 2018
 SHEET 2 OF 12

LEGAL DESCRIPTION

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

PARCEL A-1-A-1-A-1 OF THE PLAT OF PARCELS A-1-A-1-A-1 AND 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 GRID 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_1H8" 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";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 92.10 FEET, TO AN ANGLE POINT;

THENCE N 46°56'36" E, A DISTANCE OF 406.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED "WINROCK";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 170.83 FEET, A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 42°33'21";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 166.93 FEET, TO A POINT MARKED BY A FOUND BRASS CAP MARKED "WINROCK";

THENCE N 89°23'26" E, A DISTANCE OF 444.90 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, S 00°21'21" W, 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";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 149.99 FEET, TO AN ANGLE POINT;

THENCE S 28°36'34" E, A DISTANCE OF 278.60 FEET TO AN ANGLE POINT;

THENCE S 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°16'03";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC 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°29'57" E, A DISTANCE OF 29.79 FEET TO AN ANGLE POINT;

THENCE N 89°20'17" E, A DISTANCE OF 126.40 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED "HUGO 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";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 158.00 FEET TO A POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 12661";

THENCE S 13°50'55" W, A DISTANCE OF 427.29 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";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC 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 38.18 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 DTW 1010";

THENCE S 59°10'07" W, A DISTANCE OF 988.91 FEET TO AN ANGLE POINT MARKED BY FOUND BRASS CAP "WINROCK 1979 DTW 1010";

THENCE S 59°10'07" W, A DISTANCE OF 29.79 FEET TO A POINT 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";

THENCE S 49°54'25" W, A DISTANCE OF 2.48 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";

THENCE S 89°57'36" W, 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";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC 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, 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-42 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.

PARCELS A-1-A-2 AND A-1-A-1-A-1-A-2

PARCELS A-1-A-2 AND A-1-A-1-A-1-A-2 OF THE PLAT OF PARCELS 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 32, CONTAINING 1.2167 ACRES (53,000 SQUARE FEET), MORE OR LESS.

SAD FIVE EXCEPTIONS CONTAINING 18.8701 ACRES (821,982 SQUARE FEET), MORE OR LESS.

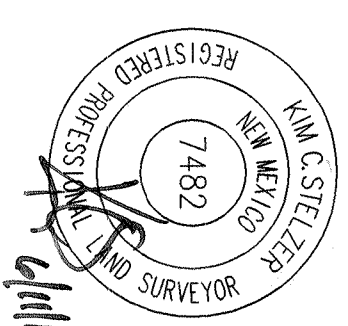
LEAVING A NET AREA OF 50.3841 ACRES (2,194,731 SQUARE FEET), NOW COMPRISING PARCEL Z, TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION.

LINE TABLE

NO	BEARING	LENGTH
L1	S 56°43'21" W	36.18
L2	S 59°08'28" 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°23'26" 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	64.25
L18	S 45°56'47" E	64.25
L22	N 77°18'50" W	64.79
L23	S 89°57'35" E	58.85
L24	N 38°28'03" W	81.29
L25	N 41°44'24" E	51.57
L28	N 59°00'33" E	91.77
L29	S 30°59'27" E	62.88
L30	S 30°59'27" E	16.88
L31	S 30°59'27" E	46.00
L32	S 30°50'26" E	45.91

CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	75°38'24"	128.84	170.09	158.00	S 51°44'41" W
C2	22°19'19"	188.29	188.29	0	S 02°01'20" W
C3	23°37'38"	185.00	76.29	76.25	N 51°54'24" W
C4	72°47'56"	222.30	282.45	263.83	N 53°33'57" W
C5	89°47'17"	20.00	31.34	28.23	N 45°08'46" W
C6	43°14'04"	125.00	94.32	92.10	N 68°33'39" E
C7	42°33'21"	230.00	170.83	166.93	N 68°12'59" E
C8	26°56'11"	322.00	151.38	149.99	S 13°09'53" E
C9	46°16'05"	220.45	175.02	173.22	S 18°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	136.59	N 48°59'58" E
C12	07°24'15"	456.48	58.99	58.95	S 88°07'41" E
C13	95°06'43"	30.00	49.80	44.28	S 42°16'28" E
C14	08°54'56"	130.00	20.23	20.21	S 00°49'26" W
C15	83°38'26"	30.00	49.03	43.75	S 43°11'11" W
C20	13°47'05"	1233.00	296.65	295.93	S 78°07'40" E
C21	14°30'59"	278.00	70.43	70.25	N 24°34'20" W
C22	24°26'36"	292.00	124.57	123.63	N 29°32'08" W
C23	13°14'51"	25.00	57.51	45.64	N 24°08'29" E
C24	12°51'00"	1163.00	260.83	260.29	S 83°32'05" E
C25	95°52'26"	30.00	50.20	44.54	S 29°10'21" E
C26	31°18'43"	196.00	107.11	105.79	S 34°28'13" W
C27	98°05'35"	30.00	51.36	45.31	N 80°52'37" W
C28	24°58'17"	100.00	43.58	43.24	N 50°57'11" W
C29	80°12'27"	30.00	42.00	38.65	N 01°38'11" E
C30	22°58'32"	260.00	104.26	103.56	N 30°15'08" E
C31	90°00'00"	30.00	47.12	42.43	N 53°45'52" E
C32	15°02'01"	117.00	30.70	30.61	S 78°45'09" E
C33	15°02'01"	183.00	48.02	47.88	S 78°45'09" E
C34	15°02'01"	183.00	48.02	47.88	S 78°45'09" E
C35	02°56'43"	183.00	9.41	9.41	S 72°42'30" E
C36	12°05'18"	183.00	68.61	38.54	S 80°13'30" E
C37	15°02'01"	117.00	30.70	30.61	S 78°45'09" E
C42	57°33'07"	30.00	30.13	38.88	S 87°47'07" W
C44	24°24'46"	614.00	261.61	259.64	S 12°50'55" E
C45	84°03'51"	30.00	40.17	40.17	S 16°58'37" W
C46	35°06'13"	400.00	245.07	241.25	S 67°37'21" W



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

(2)

2019 C-88

2019C-88

A.G.R.S. MONUMENT "13.118"
(FOUND IN PLACE) ALUMINUM DISC
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
E=1495,019,724 U.S. SURVEY FEET
N=1,493,154,978 U.S. SURVEY FEET
PUBLISHED EL.=5302.397 U.S. SURVEY FEET
GROUND TO GRID FACTOR=0.999660524
DELTA ALPHA ANGLE=+07100.43"
ANGLE=+07100.11"

A.G.R.S. MONUMENT "20.118"
STANDARD 3 1/4" ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
E=1,545,048,210 U.S. SURVEY FEET
N=1,493,154,978 U.S. SURVEY FEET
PUBLISHED EL.=5283.222 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999660524
DELTA ALPHA ANGLE=+07100.43"
ANGLE=+07100.11"

DOC# 2019080902
PER: 9/23/2019 09:04 PM Page: 3 of 12
KIM C. STELZER, Bernalillo County
Professional Land Surveyor
No. 7482

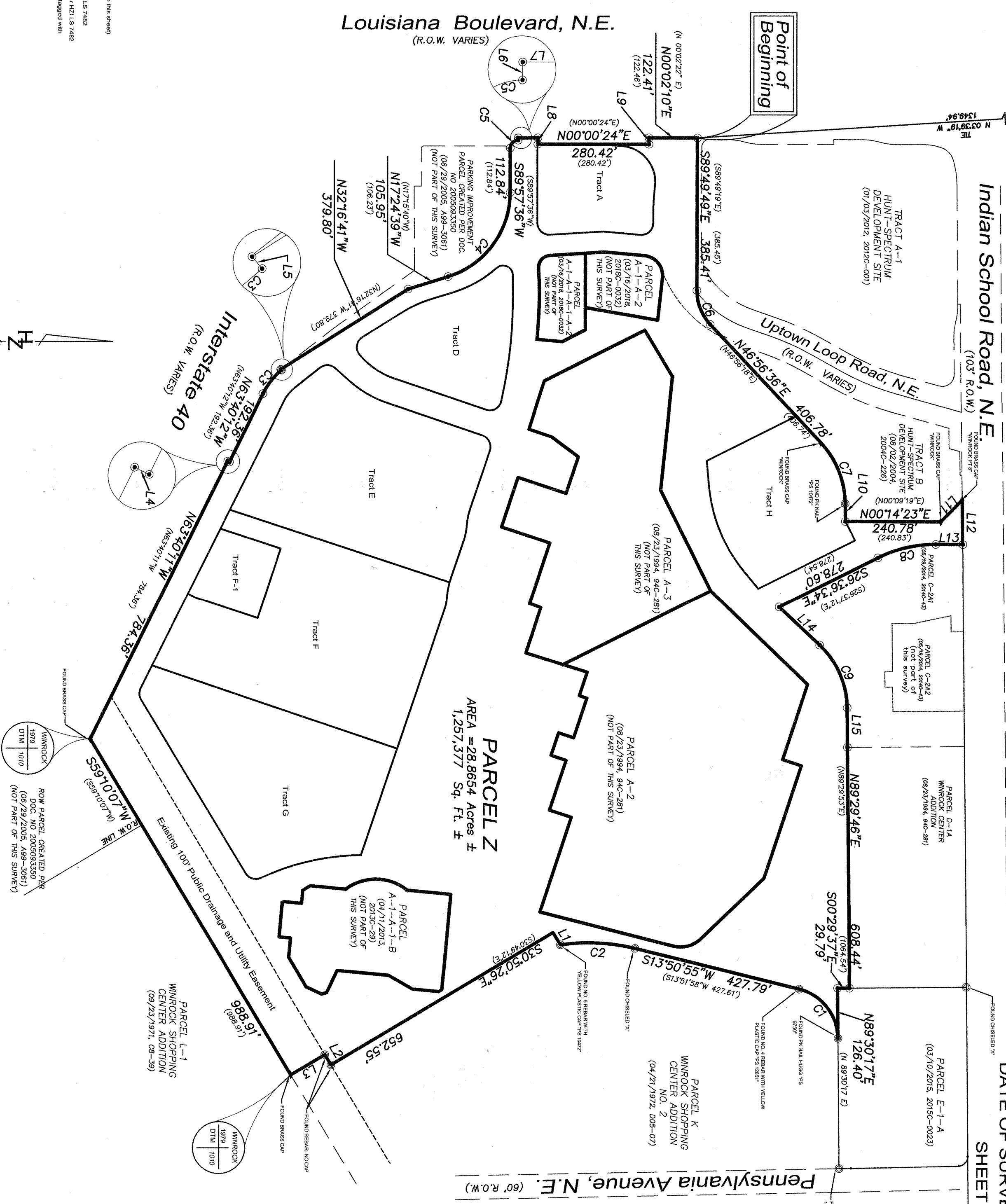
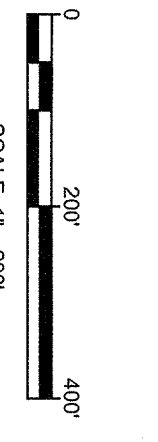
FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION

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

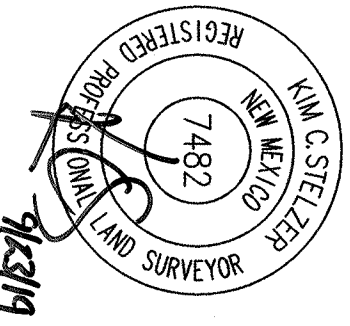
DATE OF SURVEY: MARCH 2018
SHEET 3 OF 12

LEGEND

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to Set
- Set Monument: Rebar w/Chip IZ1 LS 7482
OR
Rebar w/Chip IZ1 LS 7482
- When possible, Found Monuments are tagged with
Witness: IZ1 LS 7482



- NOTES**
1. See Sheet 4 for Existing Easements.
 2. See Sheets 9-12 for New Tracts.
 3. See Sheet 2 for Line and Curve Tables.



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

FINAL PLAT PARCEL Z AND WINROCK CENTER ADDITION

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

DATE OF SURVEY: MARCH 2018
SHEET 4 OF 12
EXISTING EASEMENTS

- 1 WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1983, RECORDED IN BOOK 93-6, PAGE 1433, AS DOCUMENT NO. 93022864
- 2 WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED NOVEMBER 2, 1983, RECORDED IN BOOK 93-31, PAGE 1413, DOCUMENT NO. 93120898
- 3 WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED SEPTEMBER 1, 1983, RECORDED IN BOOK 93-24, PAGE 3682, DOCUMENT NO. 93089894
- 4 EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1981, RECORDED IN BOOK 0 605, PAGE 531
- 5 UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 23, 1983, RECORDED IN BOOK 93-23, PAGE 3120, DOCUMENT NO. 93093194
- 6 UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1984, RECORDED IN BOOK 94-7, PAGE 4899, DOCUMENT NO. 94028993
- 7 UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 23, 1983, RECORDED IN BOOK 93-23, PAGE 3120, DOCUMENT NO. 93093195
- 8 UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 16, 1980, RECORDED IN BOOK 0 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1984, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1986, IN PLAT BOOK 96C, FOLIO 446.
- 9 EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK 04, FOLIO 184, (AS TO 42 AND 43 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK 05, FOLIO 31, (AS TO 42 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK 03, FOLIO 35C, AND IN PLAT BOOK 03, FOLIO 34, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1984, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1986 IN PLAT BOOK 96C, FOLIO 446
- 10 EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK 0 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1984, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1986, 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, 1985, RECORDED IN BOOK 0 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1984, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1986, 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 373, DOCUMENT NO. 8528079
- 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, 1988, RECORDED IN BOOK MISC. 90, PAGE 157, (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 282, PAGE 187, (AS TO 42 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO 42 OF PARCEL 4 AND PARCEL 5); RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS COMPALED IN QUINTANA DEED, FILED FEBRUARY 3, 1987, RECORDED IN BOOK 0 822, PAGE 340, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1984, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1986, 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. 8848173, RECORDED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8846743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 17 DECLARATION OF INTEREST, EGRESS EASEMENT, FILED OCTOBER 24, 1989, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 914A, PAGE 598, AS DOCUMENT NO. 0877530, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 271, PAGE 171, DOCUMENT NO. 7972017
- 18 EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8848173, RECORDED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8846743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 19 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
- 20 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. 882484A
- 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 5912, DOCUMENT NO. 918993
- 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. 882484A
- 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, 1986, 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, 1986, 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 28, 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, 1980, RECORDED IN BOOK 0 574, 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 WILLARD DEPARTMENT STORES, INC., A DECLAMER CORPORATION FILED MARCH 8, 1985, RECORDED IN BOOK 95-6, PAGE 2371, DOCUMENT NO. 95023422
- 29 WATER TRANSMISSION LINE EASEMENT FILED JANUARY 12, 1987, RECORDED IN BOOK R/W 143, PAGE 589.
- 30 10' PUBLIC DRAINAGE AND UTILITY EASEMENT FILED APRIL 1, 1983, VOL. D1, FOLIO 86
- 31 10' P.M.U. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1983, BOOK 93-12, PAGES 2823-2826.
- 32 P.M.U. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED MAY 12, 1983, BOOK 93-12, PAGES 2827-2830.
- 33 10' P.M.U. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1983, BOOK 93-12, PAGES 2815-2818.
- 34 10' P.M.U. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1983, BOOK 93-12, PAGES 2819-2822.
- 35 Not Used
- 36 Not Used
- 37 20' WATER LINE EASEMENT, FILED AUGUST 26, 1988, BOOK MISC. 271, PAGE 178-180.
- 38 GRANT OF EASEMENT FOR EMPLOYMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 271, PAGE 178-180.
- 39 A GRANT AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877, PAGE 9788, DOCUMENT NO. 2004089980.
- 40 PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 23, 1992, RECORDED IN BOOK BCR 92-5, PAGE 1898, DOCUMENT NO. 9258917
- 41 10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK MISC. 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: 09/29/1985, VOL-D-786, PAGES 428-429, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1984, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1986, IN PLAT BOOK 96C, FOLIO 446
- 46 WATERLINE EASEMENTS FILED: 10/10/1972, BOOK 05 FOLIO 54, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1984, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1986, IN PLAT BOOK 96C, FOLIO 446
- 47 DRAINAGE EASEMENT 7'-0"=1', RECORDED 06/09/2005 BERNALILLO COUNTY CLERK BOOK 489, PAGE 3061
- 48 INTEREST/EGRESS RIGHT EASEMENT FILED: 10/24/1989 MISC. BOOK 154, FOLIO 42-44
- 49 PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC LINE EASEMENT FILED: 08/28/2012, 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 SWS EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 55 PRIVATE ACCESS EASEMENT FILED: 03/13/2014 DOCUMENT NO. 2014020886
- 56 SEWERAGE 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' PUBLIC 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' CONTINUING EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 62 A.B.C.M.U.A. WATERLINE EASEMENT AS SHOWN ON THE REPLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 63 A.B.C.M.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' P.M.U. UNDERGROUND EASEMENT, DOC. #2003100585 FILED 06/12/2003, BK. 459, PG. 377
- 66 10' P.M.U. EASEMENT, DOC. #2014070409 FILED: 09/05/2014
- 67 P.M.U. EASEMENT, WITH VARIES, DOC. #2014073552 FILED: 09/17/2014
- 68 10' P.M.U. EASEMENT, DOC. #2014073553 FILED: 09/17/2014
- 69 10' P.M.U. EASEMENT, DOC. #2014073554 FILED: 09/17/2014
- 70 10' P.M.U. EASEMENT, DOC. #2016018884 FILED: 02/29/2016
- 71 10' P.M.U. EASEMENT, DOC. #2016040790 FILED: 05/05/2016
- 72 10' P.M.U. EASEMENT, DOC. #2016104485 FILED: 11/04/2016
- 73 10' P.M.U. EASEMENT, DOC. #2016104482 FILED: 11/29/2016
- 74 15' SANITARY SEWER EASEMENT BOOK 96C, PG. 446 (1-13) FILED: 10/28/1986
- 75 10' A.B.C.M.U.A. EASEMENT, DOC. #2017017419 FILED: 2/27/2017
- 76 42' Road and Underground Utility Easement (Street, X, Easement) FILED: 05/24/2004, BK. A77, PG. 9788, Doc. No. 2004059980.
- 77 10' A.B.C.M.U.A. EASEMENT, DOC. #2017026848 FILED: 03/20/2017
- 78 10' A.B.C.M.U.A. EASEMENT, DOC. #2017026847 FILED: 03/20/2017
- 79 10' A.B.C.M.U.A. EASEMENT, DOC. #2017026849 FILED: 03/20/2017
- 80 10' PRIVATE SPURLINE EASEMENT: BOOK C37, PG 54 FILED: 08/28/1988
- 81 20' MOUNTAIN STATES EASEMENT: BOOK C37, PG 54 FILED: 08/28/1988
- 82 20' FREE THROAT EASEMENT: BOOK C37, PG 54 FILED: 08/28/1988
- 83 50' PRIVATE ACCESS EASEMENT: BOOK C37, PG 54 FILED: 08/28/1988
- 84 5' OVERHEAD UTILITY EASEMENT: BOOK C37, PG 54 FILED: 08/28/1988
- 85 7' P.M.U. EASEMENT: BOOK C37, PG 54 FILED: 08/28/1988
- 86 3.5' MOUNTAIN STATES EASEMENT: BOOK C37, PG 54 FILED: 08/28/1988
- 87 12' PUBLIC ROADWAY EASEMENT: BOOK C37, PG 54 FILED: 08/28/1988
- 88 40' ACCESS EASEMENT: MISC. 154, FOLIO 42-44 FILED: 10/24/1989

NOTE:
EXISTING PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED BY PARCELS 10/31/2012, BK. 2012C, PG. 130, AND PARCELS 10/31/2012, BK. 2012C, PG. 130, AND E-1 (NOW E-1A) OF WINROCK ADDITION, ARE BENEFICIARIES OF ALL REPROVAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL 8 OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 13. A GROSS LOT DRAINAGE EASEMENT NO. 7 GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 13. A DRAINAGE EASEMENT NO. 2 GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 13. THESE EASEMENTS TO BE MAINTAINED, UNLESS REVOKED BY RECORDED INSTRUMENT.

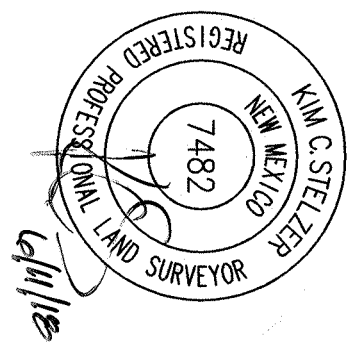
NOTE:
NON-EXCLUSIVE GROSS LOT DRAINAGE, PARKING AND ACCESS EASEMENTS ARE GRANTED BY THE REPLAT OF PARCEL E-1-A-1-1 AND PARCEL E-1-A-1-1A FILED: 03/10/2016, BK. 2016C, PG. 082. THESE EASEMENTS ARE GRANTED TO ALL OTHER OWNERS OF PARCELS ADJACENT TO PARCELS A AND OTHER E-1-A FOR THE BENEFIT OF ALL TRACTS WITHIN WINROCK CENTER ADDITION AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INTERESTS OF THE BUSINESS LOCATED ON SAID TRACTS. IN ADDITION, TRACT E-1-A IS ENTITLED TO THE BENEFIT OF EACH EASEMENT TO BE MAINTAINED, UNLESS REVOKED BY THE INSTRUMENT 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 STRUCTURED), ROADWAYS NOT DEDICATED TO THE PUBLIC, SIDEWALKS, LANDSCAPED AND HARDSCAPED AREAS, EXTERIOR DOORWAYS AND COURTYARDS, AND ALL OTHER AREAS AND FACILITIES THAT ARE NECESSARY FOR THE PROPER USE AND CONVENIENCE OF OWNER AND OTHER TENANTS, OCCUPANTS AND INTERESTS OF THE PROPERTY.

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

SEE SHEETS 5 - 8 FOR DETAIL LOCATION OF EASEMENTS

2019C-88



HUTT-ZOLLARS
Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

(4)

**FINAL PLAT
PARCEL Z
AND**

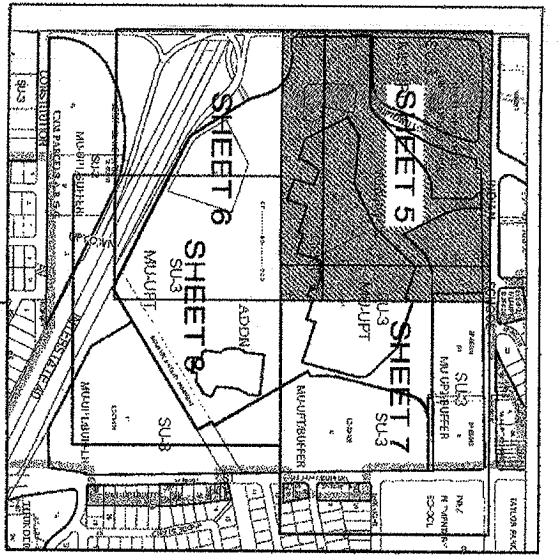
DOCH 2019080902
09/23/2019 04:04 PM Page: 5 of 12
PLAT R 325.00 B 2019C-P 0888 Linda Stover, Bernalillo County

WINROCK CENTER ADDITION

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

Indian School Road N.E.

DATE OF SURVEY: MARCH 2018
SHEET 5 OF 12
EXISTING EASEMENTS

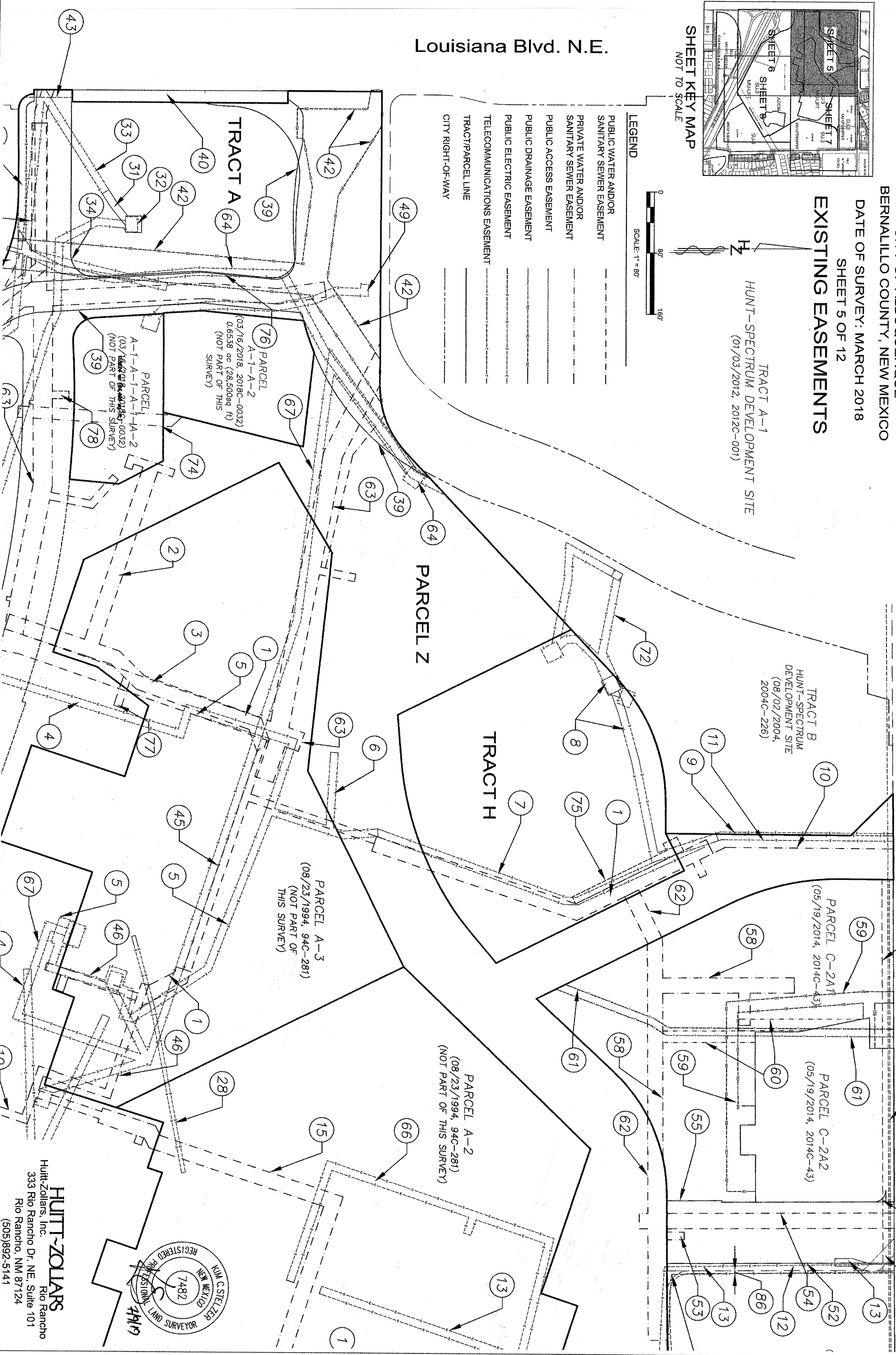


SHEET KEY MAP
NOT TO SCALE



- 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

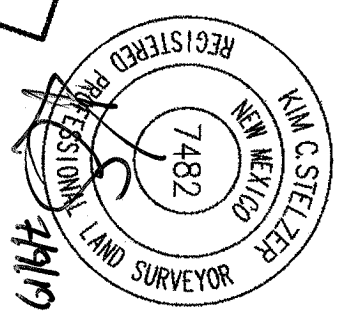
Louisiana Blvd. N.E.



2019C-P8

(5)

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



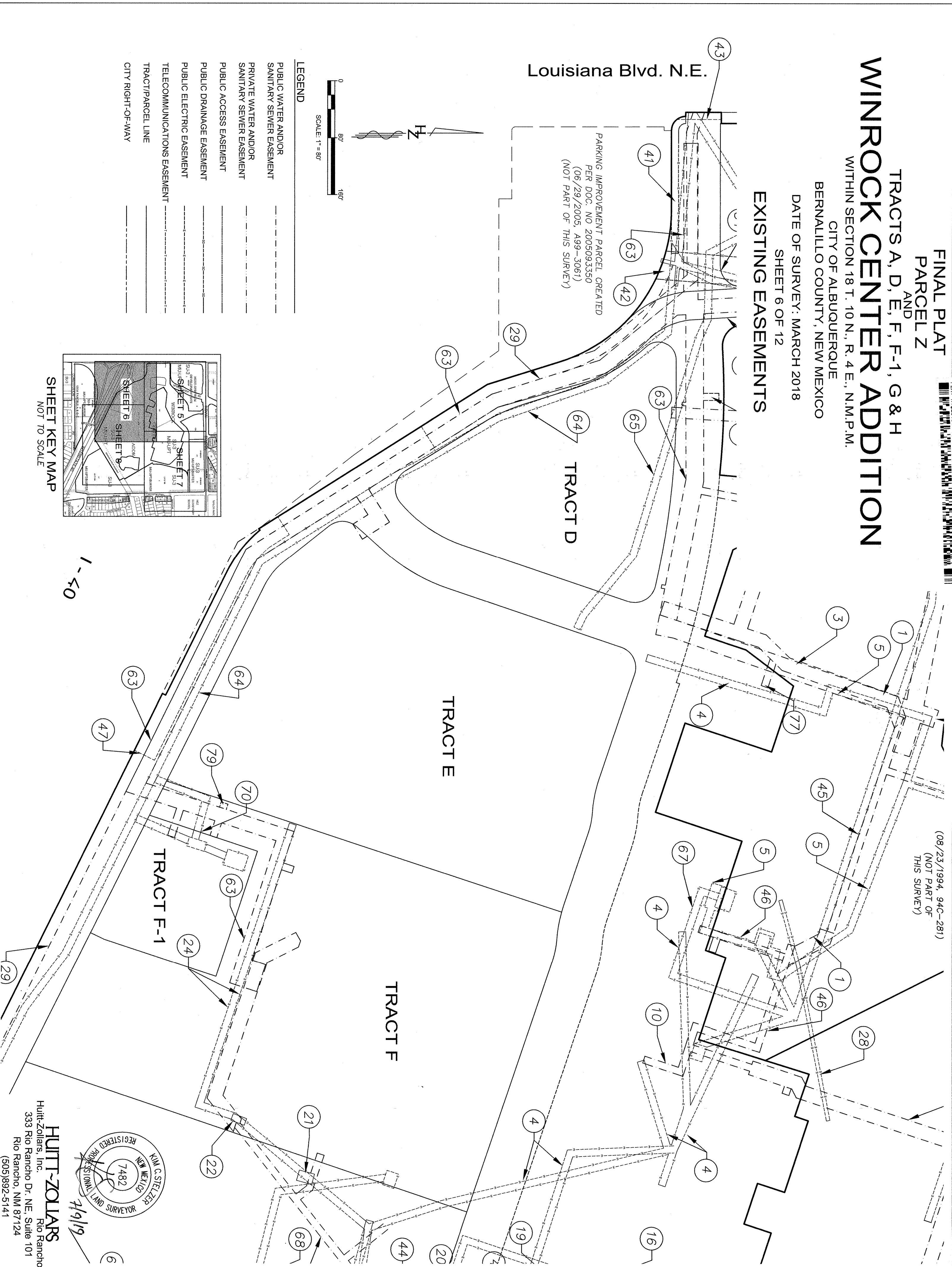
FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION

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

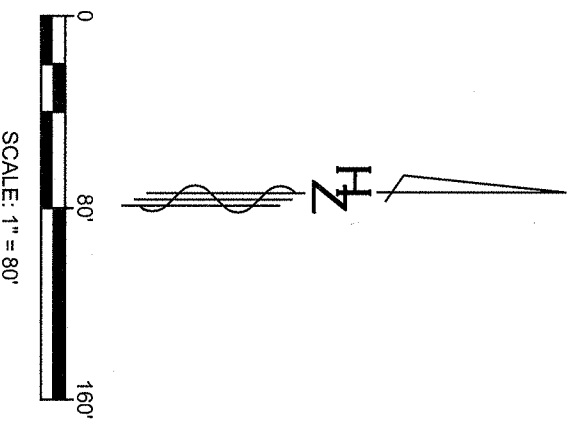
DATE OF SURVEY: MARCH 2018
 SHEET 6 OF 12
EXISTING EASEMENTS

Louisiana Blvd. N.E.

PARKING IMPROVEMENT PARCEL CREATED
 PER DOC. NO. 2005093350
 (06/29/2005, A99-5061)
 (NOT PART OF THIS SURVEY)

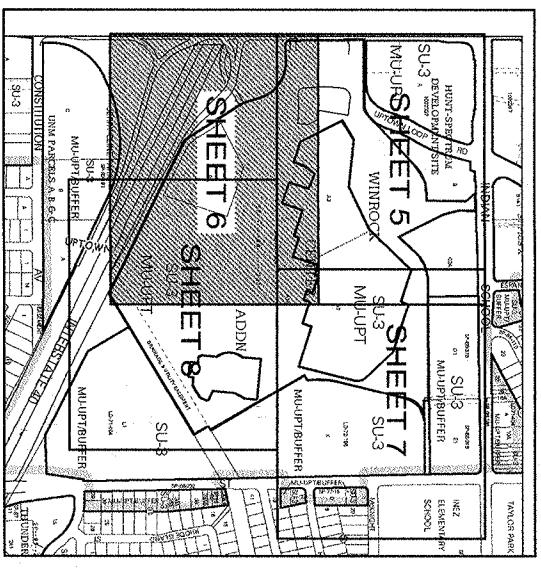


(08/23/1994, 94C-281)
 (NOT PART OF
 THIS SURVEY)



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

1-50

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

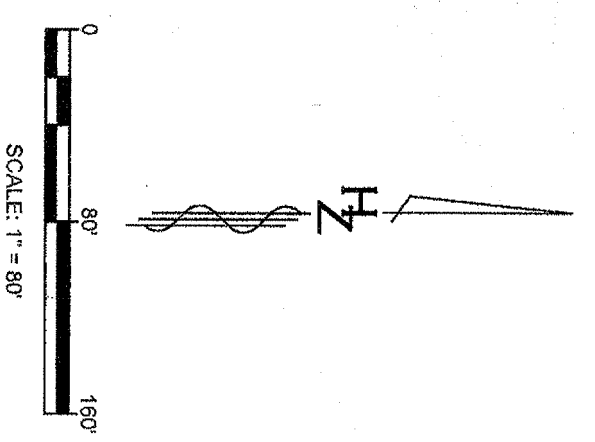
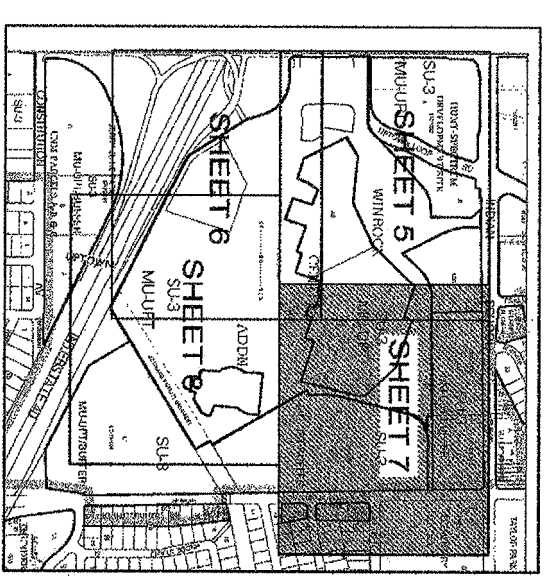
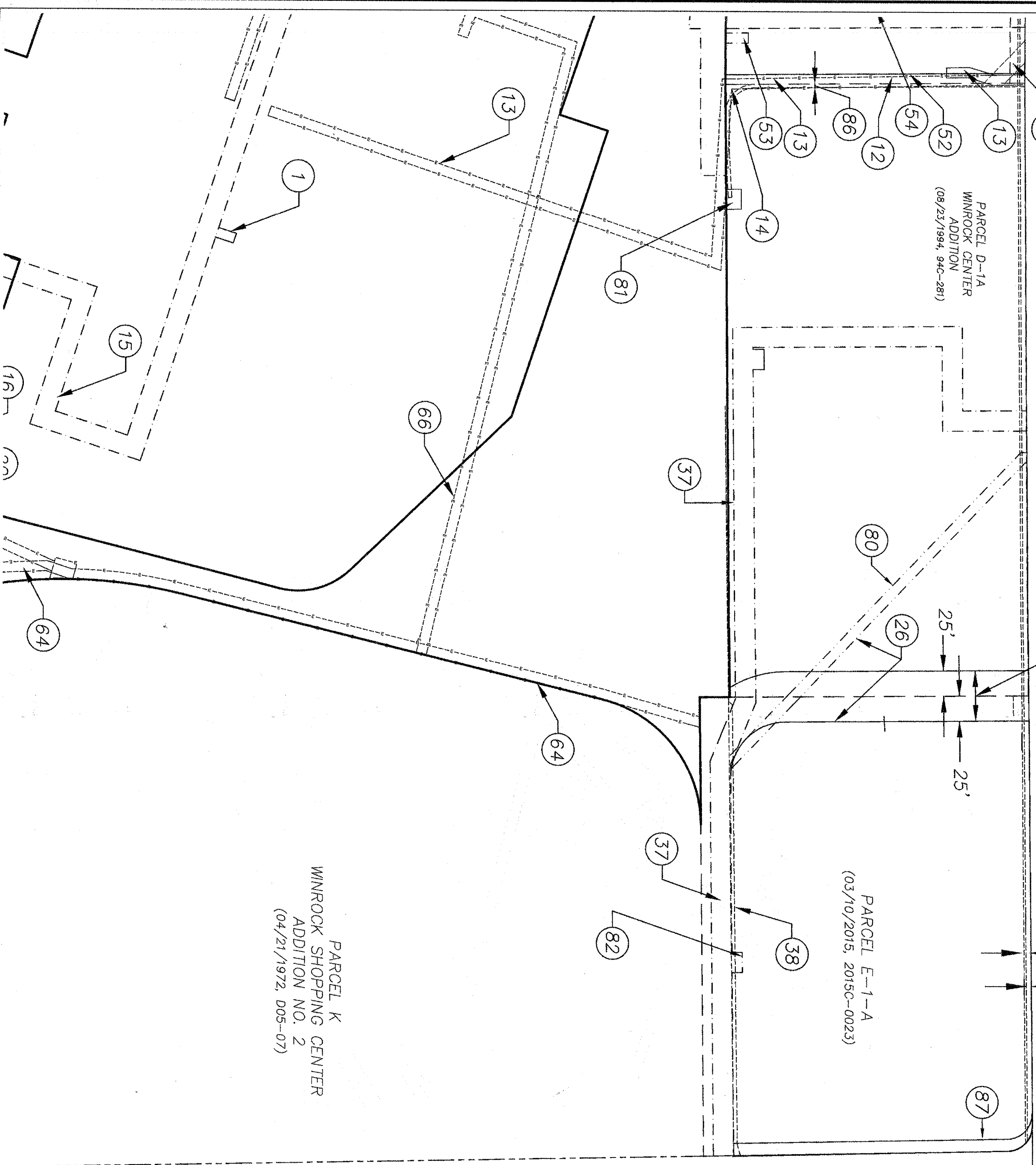
REGISTERED PROFESSIONAL LAND SURVEYOR
 NEW MEXICO
 7482
 KIM C. STELZER
 7/9/19

2019C-88

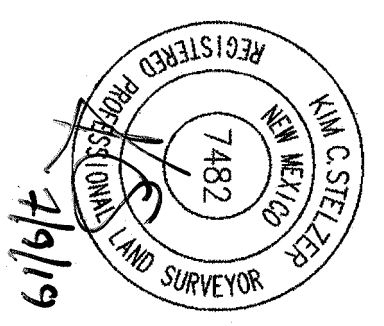
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DOC# 2019080902
 09/23/2019 04:04 PM Page: 7 of 12
 PLAT R: \$25.00 B: 2019C P: 0088 Linda Stover, Bernalillo County

FINAL PLAT
PARCEL Z
 AND
TRACTS A, D, E, F, F-1, G & H
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DATE OF SURVEY: MARCH 2018
 SHEET 7 OF 12
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



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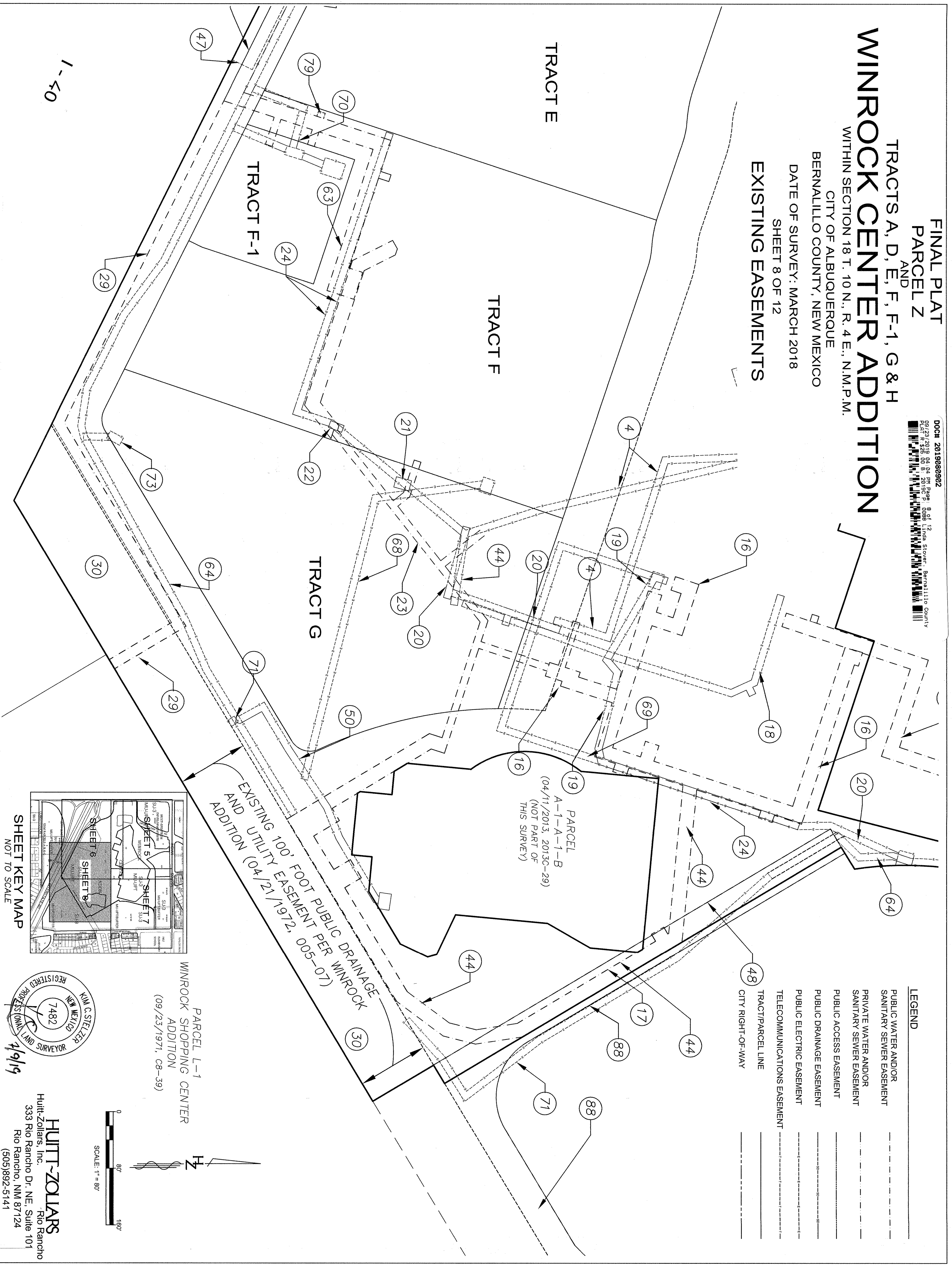
**FINAL PLAT
 PARCEL Z**

DOC# 2019080902
 09/23/2019 04:04 PM Page: 8 of 12
 PLT# 325 00 8 2019
 BERNALILLO COUNTY

WINROCK CENTER ADDITION

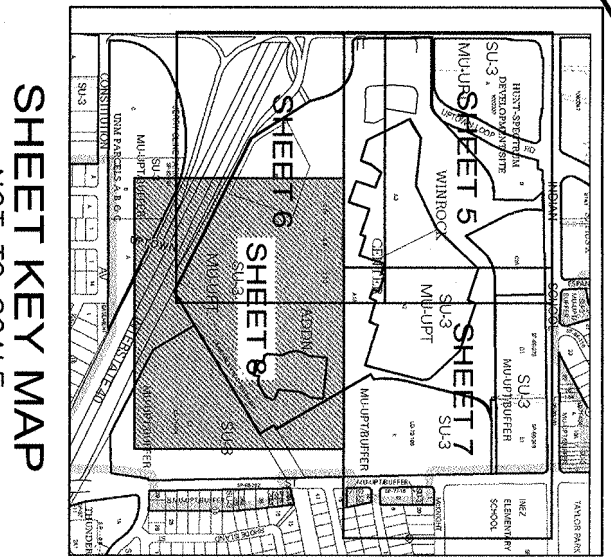
TRACTS A, D, E, F, F-1, G & H
 AND
 TRACTS A, D, E, F, F-1, G & H
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: MARCH 2018
 SHEET 8 OF 12
EXISTING EASEMENTS

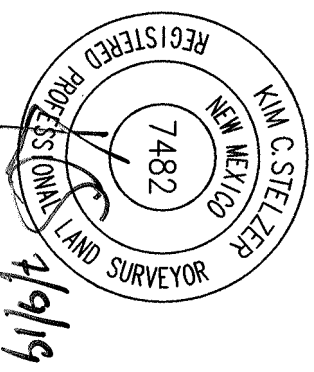
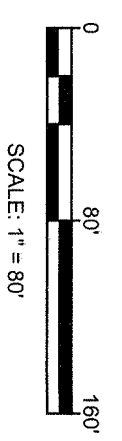


LEGEND

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	---



PARCEL L-1
 WINROCK SHOPPING CENTER
 ADDITION
 (09/23/1971, 08-39)



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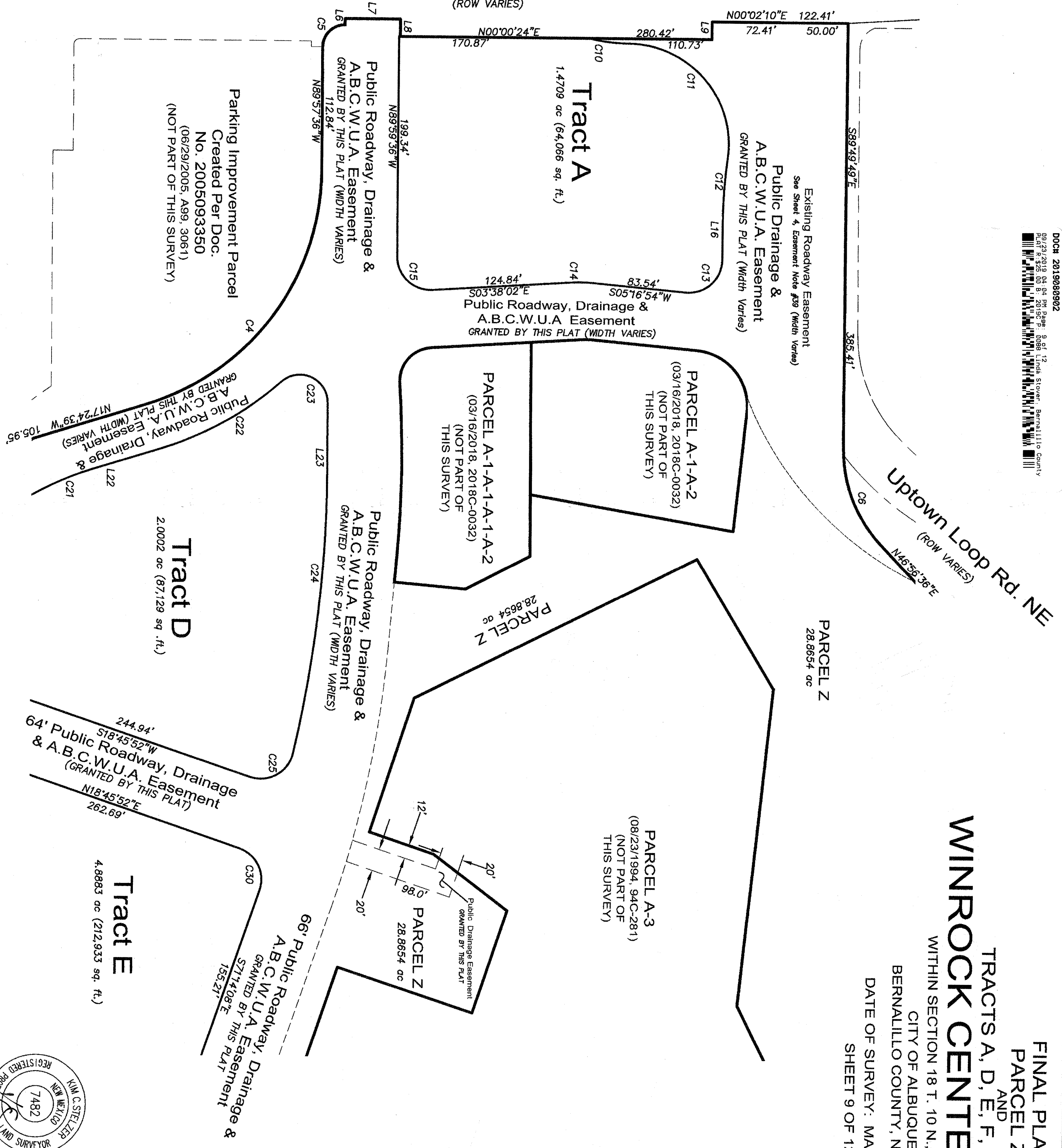
2019C-88

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DOCH 2019080902
09/23/2019 04:04 PM Page: 9 of 12
PLAT R 328.00 B 2019C P 0088 Linda Stover, Bernalillo County

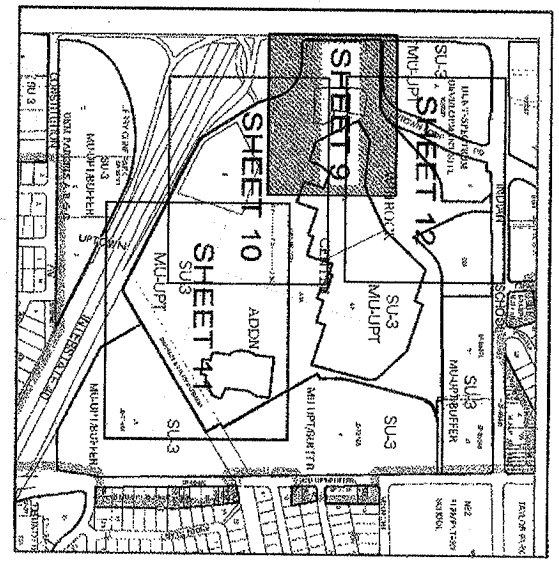
Louisiana Blvd. NE

(ROW VARIES)



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

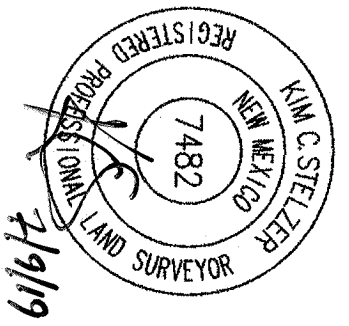
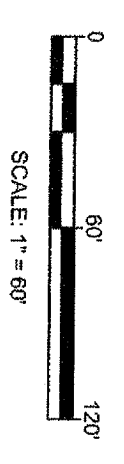
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DATE OF SURVEY: MARCH 2018
SHEET 9 OF 12



SHEET KEY MAP
NOT TO SCALE

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
Western: HZI LS 7482



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DCCH 2018080902
 08/23/2018 04:04 PM Page: 18 of 12
 Surveyor: Kim C. Stelzer, Bernalillo County

FINAL PLAT
PARCEL Z
 AND
WINROCK CENTER ADDITION
 TRACTS A, D, E, F, F-1, G & H
 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 10 OF 12

Public Roadway, Drainage &
 A.B.C.W.U.A. Easement
 GRANTED BY THIS PLAT (WIDTH VARIES)

PARCEL A-3
 (NOT PART OF
 THIS SURVEY)
 28,865.4 ac

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

64' Public Roadway, Drainage &
 A.B.C.W.U.A. Easement
 GRANTED BY THIS PLAT

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

Tract F
 5.5544 ac (241,494 sq. ft.)

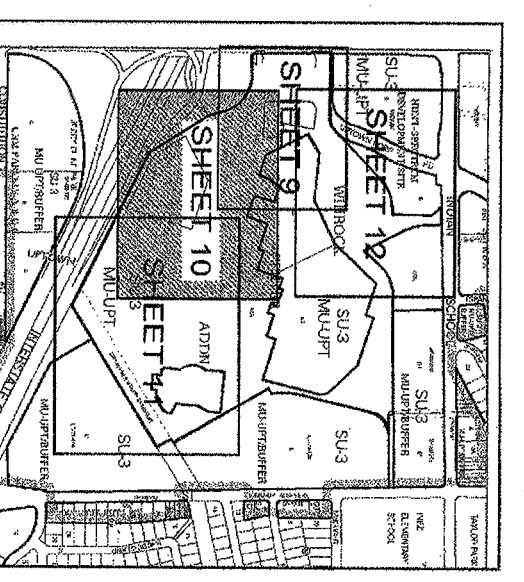
Tract F-1
 0.7365 ac (32,083 sq. ft.)

Tract G
 4.4405 ac (193,429 sq. ft.)

PARCEL Z
 28,865.4 ac

Public Drainage Easement
 GRANTED BY THIS PLAT

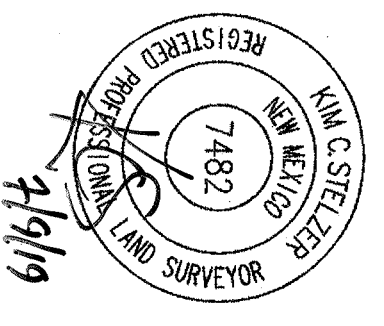
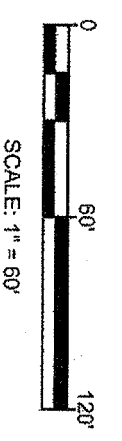
66' Public Roadway, Drainage &
 A.B.C.W.U.A. Easement
 GRANTED BY THIS PLAT



SHEET KEY MAP
 NOT TO SCALE

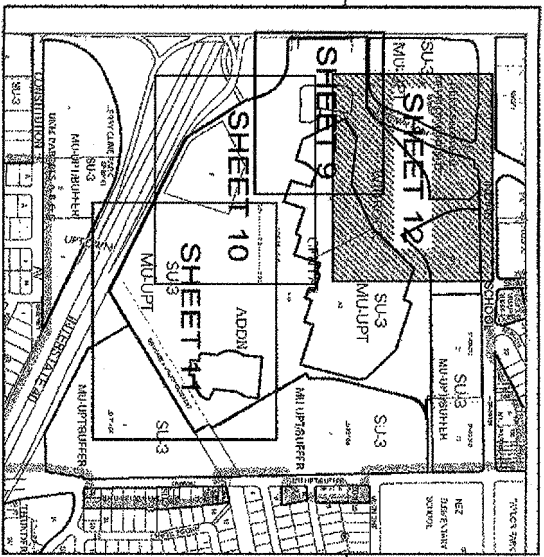
2019C-88

- LEGEND**
- Found Monument (as indicated on this sheet)
 - Calculated Corner (unable to set)
 - Set Monument (Below which 421 LS 7482)
 - OR (Original with reference 421 LS 7482)
 - When multiple Found Monuments are shown with reference 421 LS 7482



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SHEET KEY MAP
NOT TO SCALE

TRACT A-1
 Hunt-Spectrum
 Development Site
 (01/03/2012, 2012C-001)
 (NOT PART OF
 THIS SURVEY)

Indian School Road NE
 (103' ROW)

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 Plot #: 325.00 B : 2019C P: 0088 Linda Stover, Bernalillo County

Uptown Loop Rd. NE
 (ROW VARIES)

TRACT B
 Hunt-Spectrum
 Development Site
 (08/02/2004, 2004C-226)
 (NOT PART OF
 THIS SURVEY)

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

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

PARCEL A-1-A-2
 (03/16/2018, 2018C-32)
 (NOT PART OF
 THIS SURVEY)
 0.6543 ac (28,501 sq.ft.)

PARCEL Z
 28,8654 ac

FINAL PLAT
PARCEL Z
 AND
TRACTS A, D, E, F, F-1, G & H
WINROCK CENTER ADDITION
 WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
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PARCEL C-2A2
 (05/19/2014, 2014C-29)
 (NOT PART OF
 THIS SURVEY)

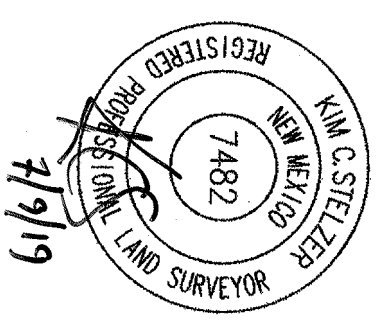
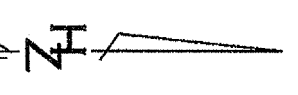
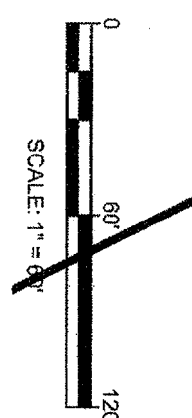
PARCEL C-2A1
 (05/19/2014, 2014C-29)
 (NOT PART OF
 THIS SURVEY)

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

PARCEL Z
 28,8654 ac

LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner (unable to set)
 - Set Monument (Near W/Comp N21 L13 7482)
 - Set Monument (Maghail w/Marker H21 L13 7482)
 - ▲ Set Corner/Line Monuments
- Where possible Found Monuments are tagged with
 Marker: H21 L13 7482



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2019C-F8

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