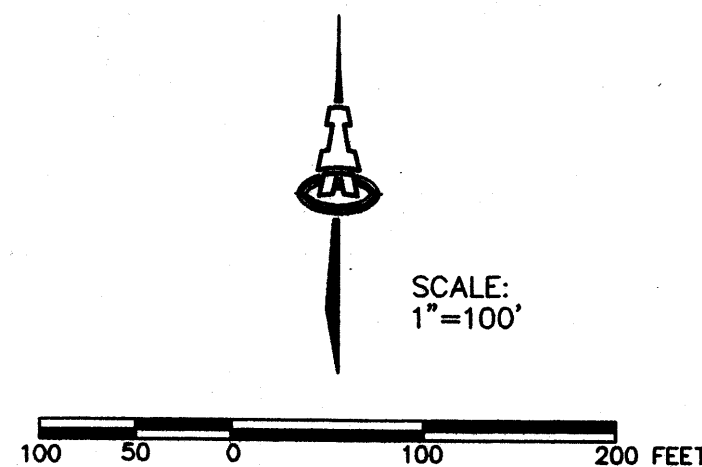
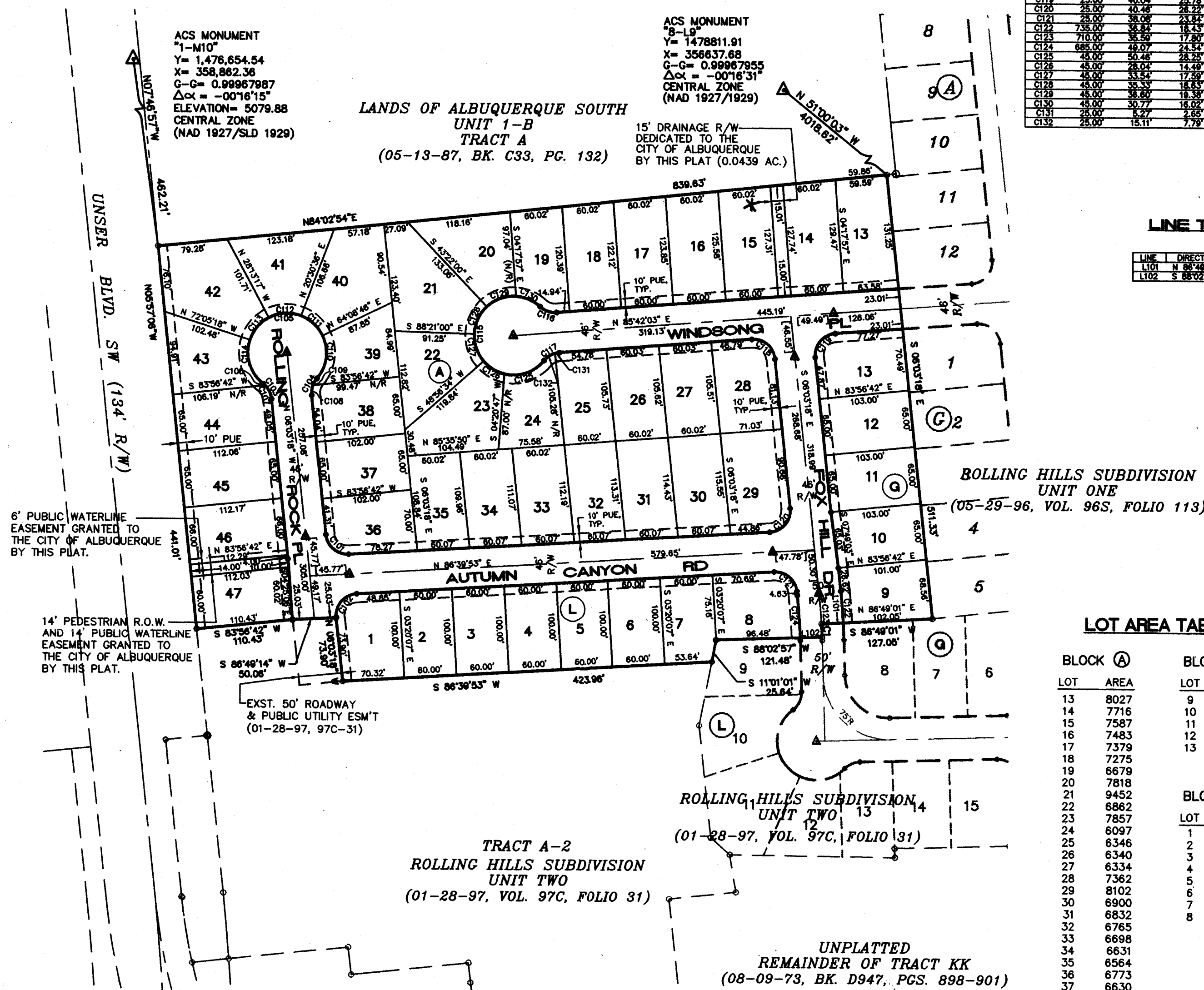




* CONSTRUCTED AS PART
OF THE REQUIRE
INFRASTRUCTURE OF
ROLLING HILLS SUBD., UNIT 3.
ROADWAY IS CURRENTLY FUNCTIONING
IN ITS INTENDED PURPOSE.

7/10.12.10



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	710.00	15.27	7.63	15.27	S 02°34'01" E	01°13'55"
C101	25.00	36.00	23.51	34.51	S 28°41'42" E	87°18'46"
C102	25.00	40.48	26.52	36.18	S 20°18'18" E	92°43'11"
C103	25.00	48.00	31.77	43.77	S 17°17'07" W	48°42'28"
C104	25.00	20.38	10.79	18.89	S 17°17'07" W	48°42'28"
C105	45.00	21.74	12.39	21.74	S 83°56'42" E	27°52'25"
C106	25.00	3.08	1.54	3.08	N 28°15'26" W	07°03'48"
C107	25.00	17.37	8.01	16.94	N 28°15'26" W	39°38'44"
C108	25.00	17.37	8.01	16.94	S 83°56'42" E	27°52'25"
C109	25.00	9.04	4.57	8.99	S 90°17'44" E	26°42'54"
C110	45.00	52.23	29.51	48.35	N 07°23'59" E	88°20'25"
C111	45.00	34.27	18.02	33.45	N 27°40'18" E	43°38'10"
C112	45.00	36.27	20.35	37.15	S 88°08'40" W	48°42'28"
C113	45.00	36.27	20.35	37.15	S 88°08'40" W	48°42'28"
C114	45.00	50.40	31.91	52.06	S 17°25'33" E	70°06'20"
C115	45.00	21.74	12.39	21.74	S 04°17'57" E	27°52'25"
C116	25.00	20.38	10.79	18.89	S 70°56'42" E	48°42'28"
C117	25.00	20.38	10.79	18.89	S 82°20'48" E	48°42'28"
C118	25.00	20.38	10.79	18.89	S 82°20'48" E	48°42'28"
C119	25.00	20.38	10.79	18.89	S 82°20'48" E	48°42'28"
C120	25.00	40.48	26.52	36.18	N 40°18'18" E	92°43'11"
C121	25.00	36.00	23.51	34.51	N 40°18'18" E	87°18'46"
C122	710.00	15.27	7.63	15.27	S 02°34'01" E	01°13'55"
C123	710.00	15.27	7.63	15.27	S 02°34'01" E	01°13'55"
C124	685.00	48.07	24.54	48.08	N 04°00'11" W	04°08'19"
C125	45.00	50.40	31.91	52.06	N 71°08'58" E	64°14'50"
C126	45.00	28.04	14.49	27.59	S 88°54'31" E	39°42'11"
C127	45.00	33.54	17.52	32.77	S 12°21'13" E	42°42'28"
C128	45.00	33.54	17.52	32.77	S 12°21'13" E	42°42'28"
C129	45.00	33.54	17.52	32.77	S 12°21'13" E	42°42'28"
C130	45.00	33.54	17.52	32.77	S 12°21'13" E	42°42'28"
C131	25.00	50.77	25.65	50.77	N 87°10'52" W	39°10'48"
C132	25.00	50.77	25.65	50.77	N 87°10'52" W	39°10'48"

LINE TABLE

LINE	DIRECTION	DISTANCE
L101	N 86°49'01" E	25.00
L102	S 88°02'57" W	25.00

LOT AREA TABLE

BLOCK A		BLOCK C	
LOT	AREA	LOT	AREA
13	8027	9	6680
14	7716	10	6630
15	7587	11	6695
16	7483	12	6695
17	7379	13	7279
18	7275		
19	6679		
20	7818		
21	9452		
22	6862		
23	7857		
24	6097		
25	6346		
26	6340		
27	6334		
28	7362		
29	8102		
30	6900		
31	6832		
32	6765		
33	6698		
34	6631		
35	6564		
36	6773		
37	6630		
38	6621		
39	5929		
40	8769		
41	7500		
42	9739		
43	6941		
44	7251		
45	7287		
46	7407		
47	6674		

PLAT 97062733

FOR

ROLLING HILLS SUBDIVISION UNIT THREE

BEING A REPLAT OF

TRACT A-1

ROLLING HILLS SUBDIVISION, UNIT TWO

AND A PORTION OF UNPLATTED LANDS WITHIN

THE TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MARCH 1997

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on

JUN 20 1997

at 10:00 a.m. Recorded in Vol. 193

Records of said County Folio

Audrey D. Woodward, Clerk & Recorder

Deputy Clerk

LEGAL DESCRIPTION--Continued from Sheet 1

THENCE continuing along said centerline 15.27 feet along a curve to the right whose radius is 710.00 feet and whose long chord bears S 02°34'01" E, 15.27 feet through a central angle of 01°13'55" to a point of non-tangency;

THENCE S 88°02'57" W, 121.48 feet to a point being common with the northwest corner of LOT 9, BLOCK L, ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE S 11°01'01" W, 25.64 feet to a point, said point being common with the northeast corner of TRACT A-2, ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE S 86°39'53" W, 423.96 feet along the northerly line of said TRACT A-2 to a point;

THENCE N 06°03'18" W, 73.90 feet to a point on the southerly terminus of Rolling Rock Place;

THENCE S 86°49'14" W, 50.06 feet along the southerly terminus of said Rolling Rock Place;

THENCE S 83°56'42" W, 110.43 feet to a point being common with the northwesterly corner of said TRACT A-2, and further being on the easterly right-of-way of Unser Blvd. SW;

THENCE N 05°57'06" W, 441.01 feet to the POINT OF BEGINNING and containing 9.7606 acres more or less.

PUBLIC UTILITY EASEMENTS

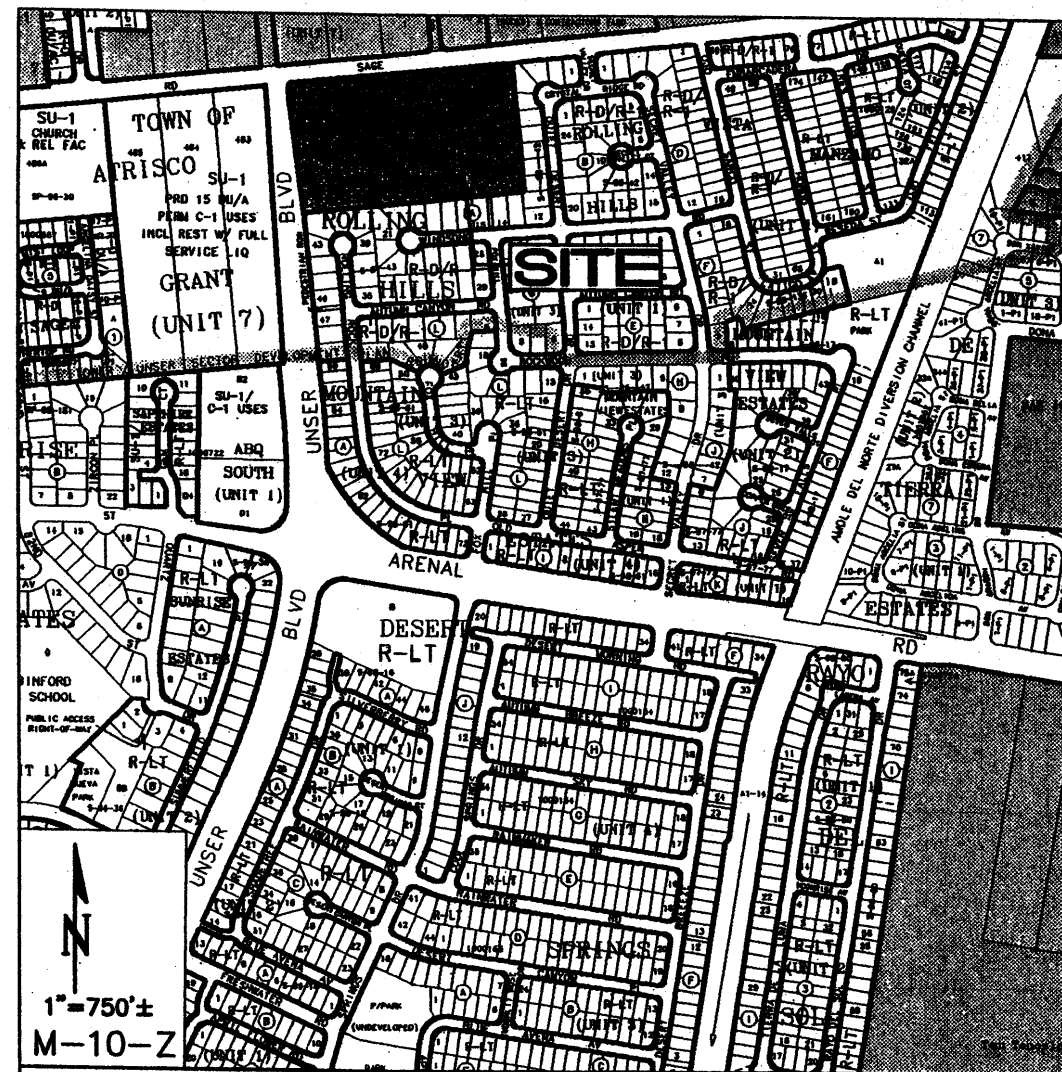
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

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OCT 12 2010

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	33.27'	317.62'	6°00'03"	N 1°48'21" W	33.25'	16.65'
C2	157.08'	100.00'	90°00'00"	S 39°02'54" W	141.42'	100.00'
C3	86.12'	2047.62'	2°24'35"	N 82°50'36" E	86.11'	43.06'
C4	12.89'	2059.64'	0°21'31"	N 81°49'04" E	12.89'	6.45'
C5	73.73'	2059.62'	2°03'04"	N 83°01'21" E	73.73'	36.87'
C6	45.97'	162.00'	16°15'37"	S 87°49'18" E	45.82'	23.14'
C7	39.16'	138.00'	16°15'37"	N 87°49'18" W	39.03'	19.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 5°57'06.00" W	13.51'
L2	S 74°59'24.72" W	40.34'
L3	S 8°21'41.28" E	12.00'
L4	S 84°02'53.72" W	72.70'
L5	S 84°02'53.72" W	4.91'

Albuquerque Control Station Monument "12-L10"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
North= 1,477,916.600
East= 1,498,843.975
Elevation= 5084.133 (NAVD 1988)
Delta Alpha= -00°16'18.38"
Ground to Grid Factor= 0.999683700

- LEGEND**
- FOUND 5/8" REBAR (TYP.)
 - ⊙ SET 5/8" REBAR WITH CAP "LS 9750" (TYP.)
 - NEW 5/8" REBAR WITH CAP "LS 9750" (TYP.)
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - △ CENTERLINE MONUMENT

PRELIMINARY
PLAT FOR
**SAGE AND UNSER
MARKETPLACE**
BEING A REPLAT OF
TRACT A
LANDS OF ALBUQUERQUE SOUTH, UNIT 1-B
WITH THE TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2010

LEGAL DESCRIPTION

TRACT A, LANDS OF ALBUQUERQUE SOUTH, UNIT 1-B
MAY 13, 1987, VOLUME C83, FOLIO 132.

ACS BENCHMARK

Albuquerque Control Station Monument "12-L10"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
North= 1,477,916.600
East= 1,498,843.975
Elevation= 5084.133 (NAVD 1988)
Delta Alpha= -00°16'18.38"
Ground to Grid Factor= 0.999683700

SITE DATA

- TOTAL LAND AREA = 9.1590 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED TRACTS IS 5.
- CURRENT ZONING: C-1.
- ABQWA WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #9750".
- ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #9750".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS. DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

RECEIVED
OCT 12 2010
HYDROLOGY
SECTION

APPROVED FOR MONUMENTATION AND STREET NAMES

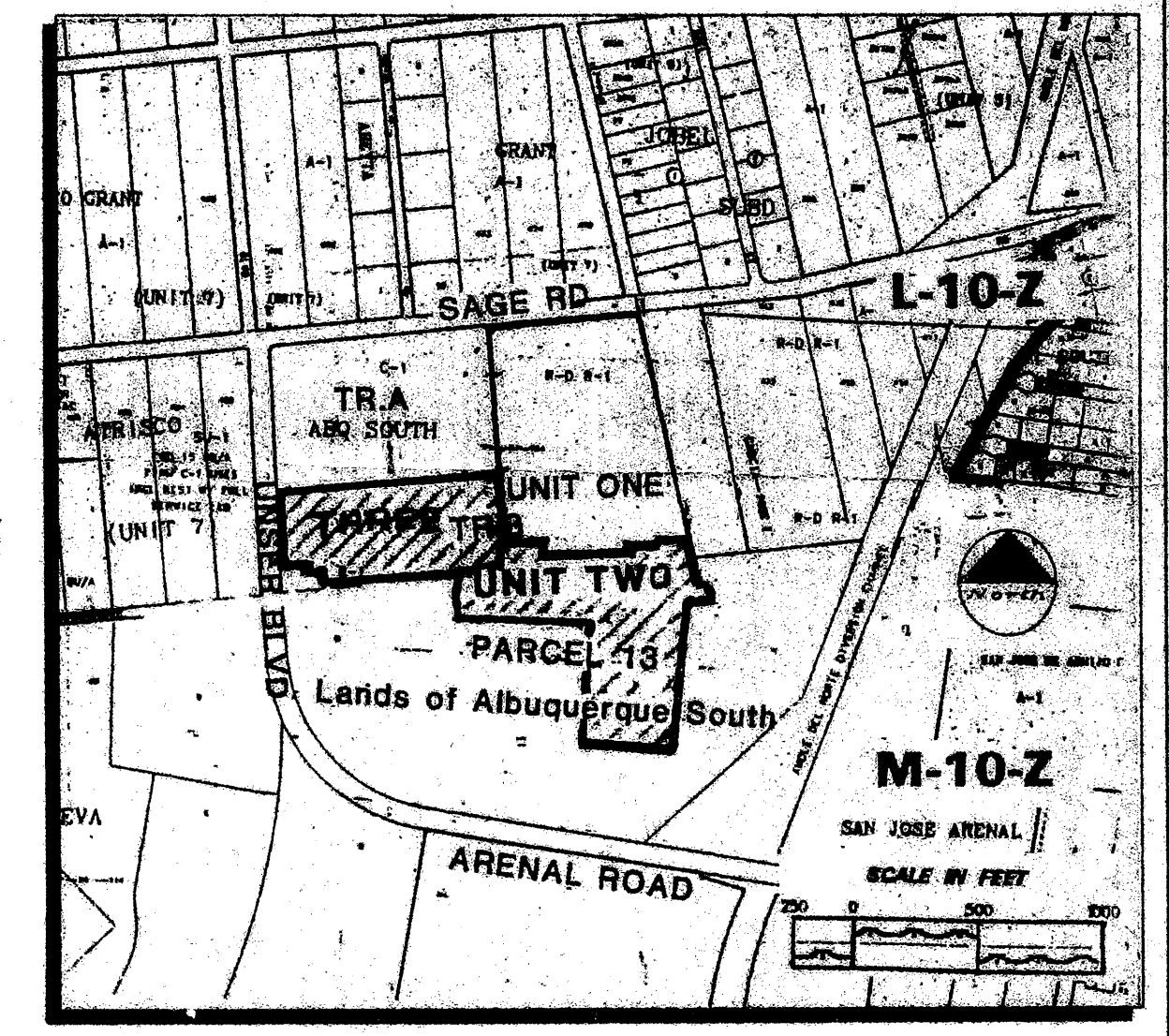
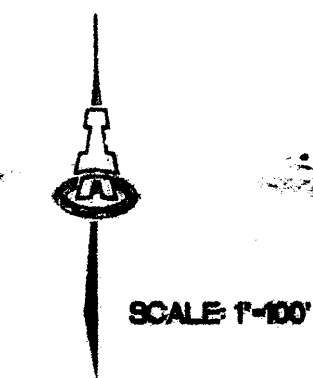
[Signature] 8-12-10
CITY SURVEYOR DATE

OWNERSHIP

[Signature] 8-12-10
RUSS WHITENER DATE
UNSER SAGE PARTNERSHIP

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1781 V-PRLM.dwg Aug 12, 2010

MASTER DRAINAGE PLAN
ROLLING HILLS SUBDIVISION
UNIT ONE THROUGH ALL FUTURE PHASES
SEPTEMBER 1996



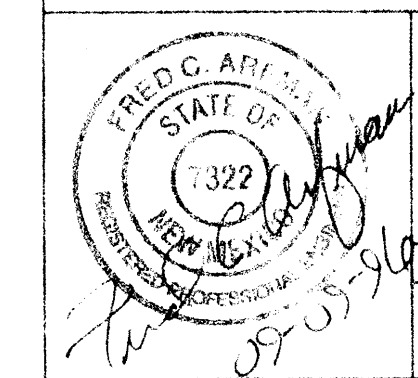
VICINITY MAP

AP	Q ₁₀₀ (CFS)	OUTFALL
1	11.7	24" RCP @ S=1.5%
2	41.1	30" RCP @ S=2.5% & STREET FLOW
3	49.9	24" RCP @ S=1.5% & STREET FLOW
4	128.0	30" RCP DISCHARGES TO RUNDOWN TO AMOLE
5	30.0	24" RCP @ S=2%
6	64.3	30" RCP @ S=2.2% & STREET FLOW
7	91.8	36" RCP @ S=2.7% & STREET FLOW
8	121.8	36" RCP @ S=3.0% DISCHARGES TO RUNDOWN TO AMOLE

BASIN ID	AREA (AC)	Q ₁₀₀ (CFS)
1A	3.31	10.7
1B	1.86	6.1
1C	2.89	8.7
1D	1.66	5.4
1E	2.28	7.4
1F	2.28	7.4
1G	1.86	6.1
2A (25%)	9.11	29.6
2B	9.11	29.6
2C	5.18	16.8
2D	3.73	12.1
2E	1.45	4.7
2F	2.28	7.4
2G	3.93	12.8
2H (60%)	4.14	13.5
2I	3.52	11.4
2J	1.86	6.1
2K	6.62	21.5
2L	2.69	8.7

• APPLIES TO UNITS TWO & THREE

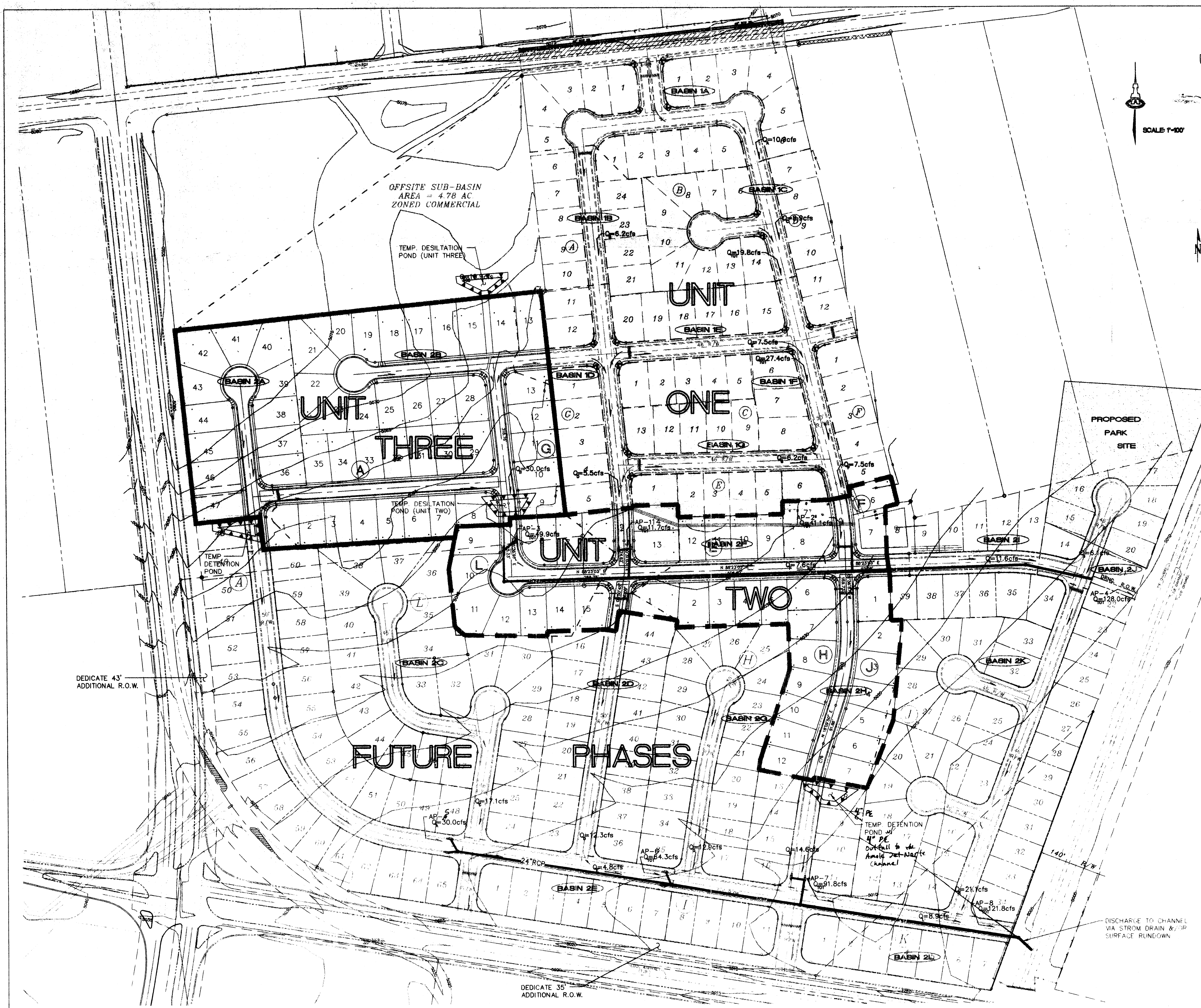
ROLLING HILLS SUBDIVISION
UNITS TWO & THREE
MASTER DRAINAGE PLAN



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

917DMSTR.DWG.dwg 9/10/96

SHEET OF



DEDICATE 43' ADDITIONAL R.O.W.

DEDICATE 35' ADDITIONAL R.O.W.

DISCHARGE TO CHANNEL VIA STORM DRAIN & TOP SURFACE RUNDOWN