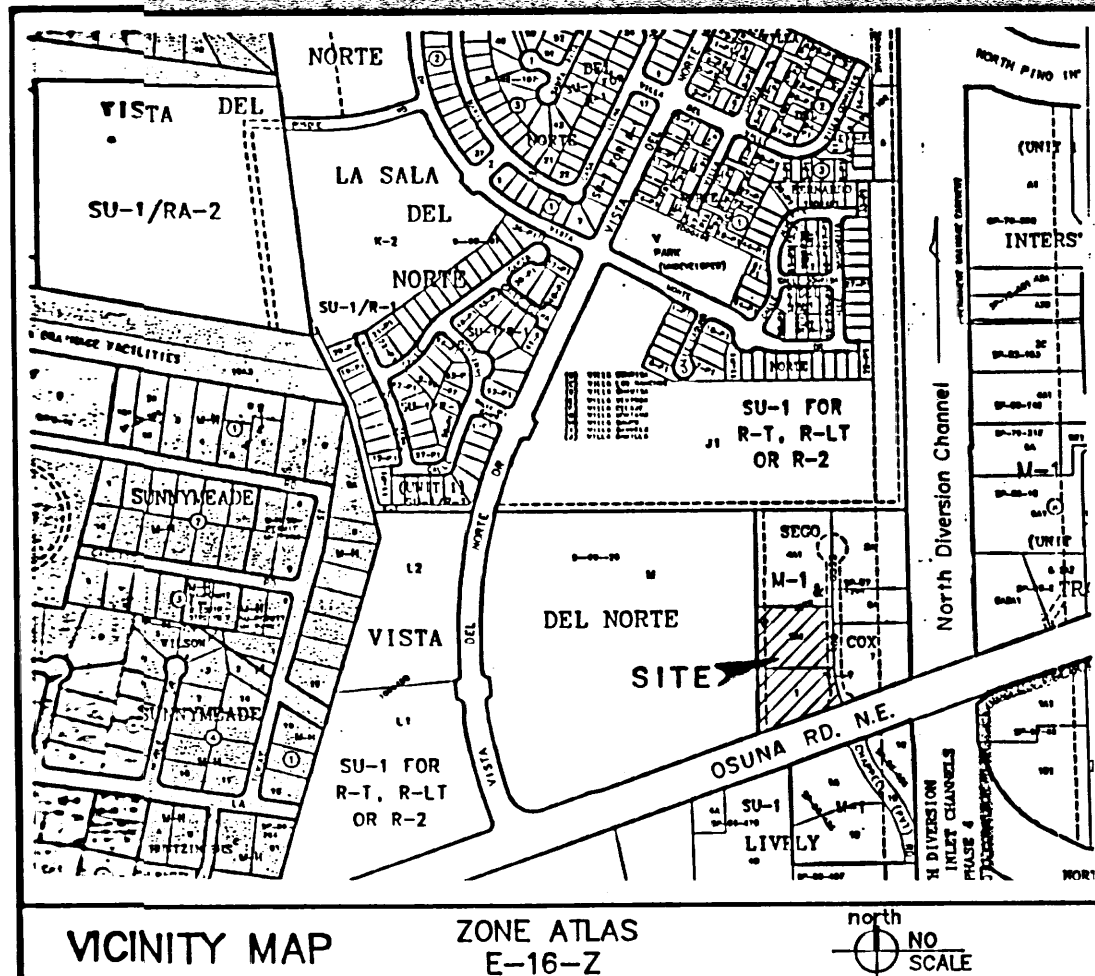




VICINITY MAP

ZONE ATLAS
E-16-Z



APPLICATION # _____

PROJECT # _____

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE LOT, AND TO GRANT ADDITIONAL EASEMENTS.

PLAT NOTES:

- THE BEARINGS SHOWN HEREON ARE N.M. STATE PLANE COORDINATE SYSTEM GRID BEARINGS. DISTANCES ARE GROUND DISTANCES.
- ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST ARE SHOWN HEREON.
- NUMBER OF EXISTING TRACTS = 2. NUMBER OF PROPOSED TRACTS = 1.
- NO STREETS OR ALLEYS ARE CREATED BY THIS PLAT.
- ALL PROPERTY CORNERS WERE SET P.K. NAIL W/ WASHER STAMPED "PS 10466", UNLESS OTHERWISE NOTED.
- LOT 1-A IS SUBJECT TO THE NOTES, EASEMENTS, AND RESTRICTIONS AS STATED ON THE RECORD PLATS C28-127 AND 91C-77.
- TALOS LOG NO. 2002101621.

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # 1016 062 439 318 101 14

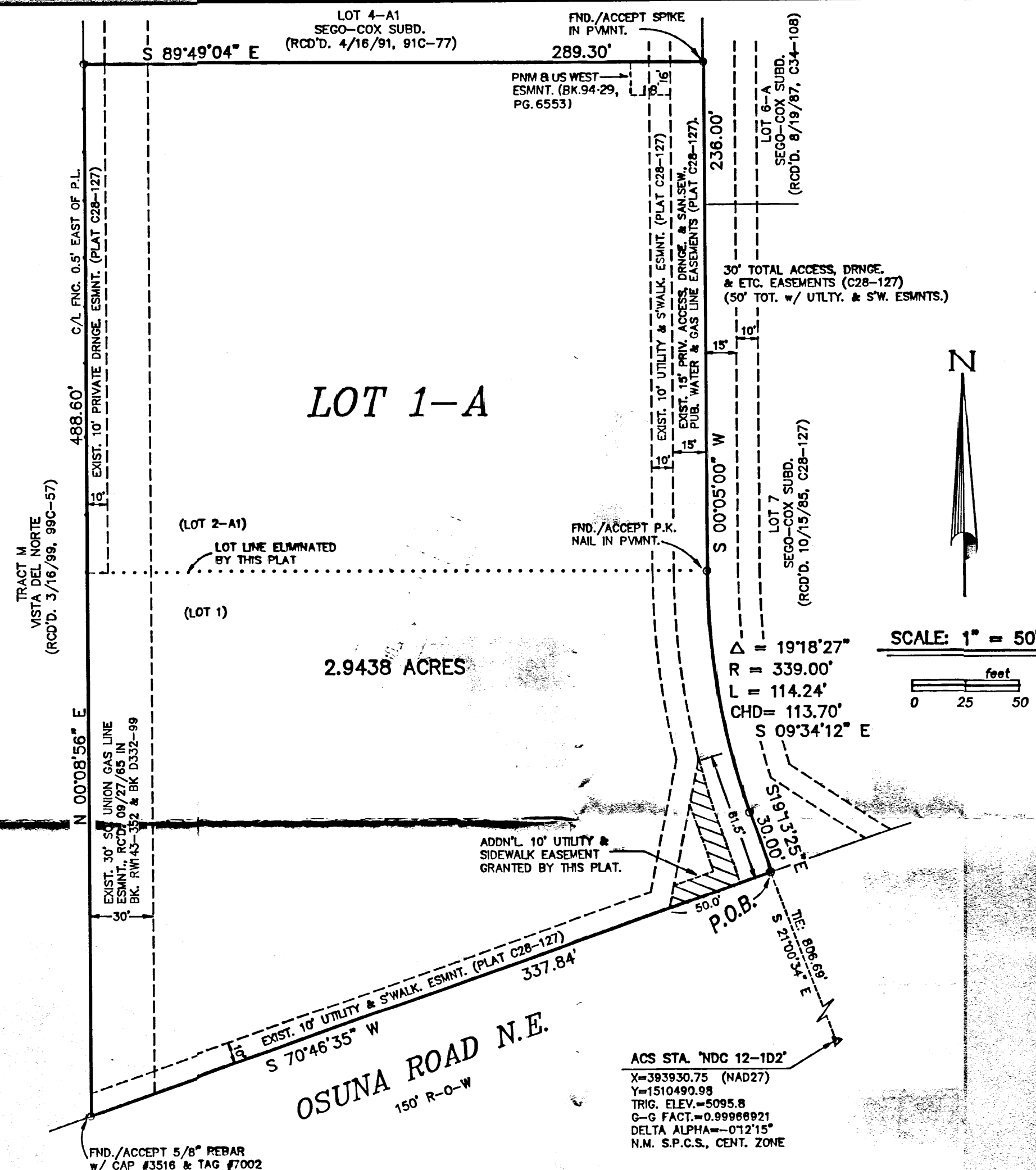
UPC # 1016 062 438 294 101 12

Property Owner of Record: Aspen Ltd Partnership

Bernalillo County Treasurer's Office:

By: [Signature]

Date: 07 May 02



LEGAL DESCRIPTION:

A certain parcel of land situate in the City of Albuquerque, Bernalillo County, New Mexico, within the Elena Gallegos Grant, projected Section 27, Township 11 North, Range 3 East of the New Mexico Principal Meridian, comprising Lot One (1) of SEGO-COX SUBDIVISION, as said lot is shown and designated on the plat thereof, filed for record in the Office of the Bernalillo County Clerk on October 15, 1985 in Volume C28, Folio 127, TOGETHER WITH, Lot 2-A1 of SEGO-COX SUBDIVISION, as said lot is shown and designated on the plat of "SEGO-COX SUBDIVISION, LOTS 2-A1 AND 4-A1", filed for record in the Office of the Bernalillo County Clerk on April 16, 1991 in Volume 91C, Folio 77, and said parcel herein described being more particularly described as follows:

BEGINNING at the southeast corner of the parcel herein described, being a point on the northerly right of way line of Osuna Road N.E., whence ACS Station "NDC 12-1D2" (x=393930.75, y=1510490.98, N.M. Central Zone, NAD27) bears S 21°00'34" E, 808.69 feet distant; thence, continuing on said northerly right of way line of Osuna Road N.E. and running, S 70°46'35" W, 337.84 feet to the southwest corner of the parcel herein described; thence, leaving said northerly right of way line of Osuna Road N.E. and running, N 00°08'56" E, 488.60 feet to the northwest corner of the parcel herein described; thence, S 89°49'04" E, 289.30 feet to the northeast corner of the parcel herein described, a point on the centerline of a private street; thence, continuing along said centerline of a private street for the following three courses; S 00°05'00" W, 236.00 feet to a point of curvature; thence, 114.24 feet along the arc of a curve to the left (r=339.00', central angle=19°18'27", chord=113.70', S 09°34'12" E) to a point of tangency; thence, S 19°13'25" E, 30.00 feet to the southeast corner of the parcel herein described and POINT OF BEGINNING.

Containing 2.9438 acres, more or less.

PLAT FOR LOT 1-A SEGO-COX SUBDIVISION

ALBUQUERQUE, NEW MEXICO
ELENA GALLEGOS GRANT, PROJ. SEC. 27, T.11N., R.3E., N.M.P.M.
APRIL, 2002

APPROVALS: 1001919 D.R.B. PROJECT # 02DRB 00664

[Signature] 4-30-02
CITY SURVEYOR DATE

[Signature] 5-03-02
TRAFFIC ENGINEERING DATE

[Signature] 5/5/02
PARKS & RECREATION DATE

[Signature] 5-3-02
UTILITY DEVELOPMENT DIVISION DATE

[Signature] 5-03-02
A.M.A.F.C.A. DATE

[Signature] 5/3/02
CITY ENGINEER DATE

[Signature] 5/6/02
PLANNER, ABO PLANNING DIVISION DATE



OWNERS' CONSENT AND ACKNOWLEDGMENT:

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREON STATE THAT THIS PLAT IS EXECUTED WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES. ALSO, SAID UNDERSIGNED OWNER(S) HEREBY GRANTS THE ADDITIONAL EASEMENTS SHOWN HEREON.

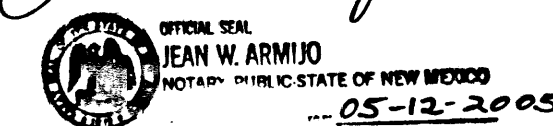
OWNER: ASPEN PROPERTIES, LLC

BY: [Signature]
WILLIAM A. SEGO, OWNER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

ON THIS 30th DAY OF April, 2002, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY WILLIAM A. SEGO AS HIS FREE ACT AND DEED ON BEHALF OF ASPEN PROPERTIES, LLC.

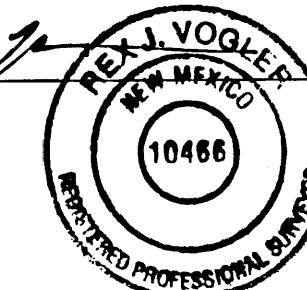
NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES: 05-12-2005



SURVEYOR'S CERTIFICATION:

I, REX J. VOGLER, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFIES THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] April 24, 2002
REX J. VOGLER DATE
NM PS #10466



RIO GRANDE SURVEYING CO., PC
P.O. BOX 7155 ABQ, NM 87194
PHONE & FAX (505) 265-8940