

VICINITY MAP (F-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOTS A-1 AND B-1  
**ROBERT H. MOTT ADDITION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS A AND B  
ROBERT H. MOTT ADDITION  
WITHIN THE ELENA GALLEGOS GRANT  
NE 1/4, PROJECTED SECTION 32, T.11N., R.3E., N.M.P.M.

JANUARY 2005

*FINK*  
PRELIMINARY PLAT  
APPROVED BY DRB  
ON 4/6/05

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

SUBDIVISION CASE NO. 05-DRB-00293

PROJECT NO. 1003971

DRB Chairperson, Planning Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Water Utilities Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

City Surveyor, City of Albuquerque \_\_\_\_\_ Date 3-22-05

Parks and Recreation, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

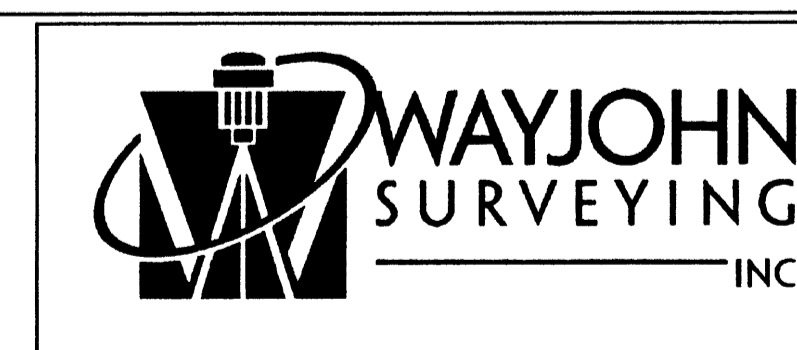
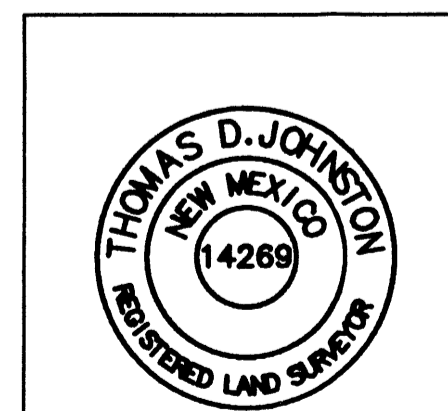
A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

City Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*Thomas D. Johnston*  
Thomas D. Johnston, N.M.P.S. No. 14269 \_\_\_\_\_ Date 3.14.05



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-1-01-2005
OWNER: LUBRICAR INC.; RASTEGARI, INC.	CHECKED: T D J		
LOCATION: NE 1/4, SEC. 32, (PROJECTED) T.11 N., R.3 E., N.M.P.M.	DRAWING NO. SP10105.DWG	31 JAN 2005	SHEET 1 OF 2
ROBERT H. MOTT ADDITION			

DESCRIPTION

Lots lettered "A" and "B" of the Robert H. Mott Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 15, 1978, in Plat Book B14, page 177 and being more particularly described as follows:

BEGINNING at the Southeast corner of the property herein described, being the intersection of the Westerly Right of Way line of Fourth Street, NW, and the Northerly Right of Way line of Gene Avenue, NW, from whence the ACS Monument "14-F14" ( x = 383,162.85, y = 1,505,911.96, NAD 1927, NMSP Central Zone ) bears S 09°59'15" W, 494.13 feet distant; THENCE along said Northerly Right of Way line, N 82°26'02" W, 140.00 feet to the Southwest corner; THENCE leaving said Northerly Right of Way line, N 08°50'37" E, 213.64 feet; THENCE S 84°24'08" E, 9.96 feet; THENCE N 08°48'43" E, 49.99 feet to the Northwest corner; THENCE S 82°26'02" E, 131.33 feet to the Northeast corner, being a point on said Westerly Right of Way line; THENCE along said Right of Way line, S 09°06'58" W, 263.25 feet to the Point of Beginning and containing 0.8405 acres, more or less.

FREE CONSENT

The replat of Lots "A" and "B", ROBERT H. MOTT ADDITION and dedication of additional right of way in fee simple with warranty covenants to the City of Albuquerque is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

*Jones*  
Richard B. Jones, CEO, Lubricar Inc., Managing member, Lubricar Properties III, LLC, a New Mexico Limited Liability Company on behalf of said company

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 16 day of March, 2005, the foregoing instrument was acknowledged before me by RICHARD B. JONES, Managing member, Lubricar Properties III, LLC, a New Mexico Limited Liability Company on behalf of said company

My Commission expires 2-14-2009

*Dawn Marie Gokee*  
Notary Public



*John Rastegari* President  
John Rastegari, President, Rastegari Inc., a New Mexico Corporation on behalf of said corporation

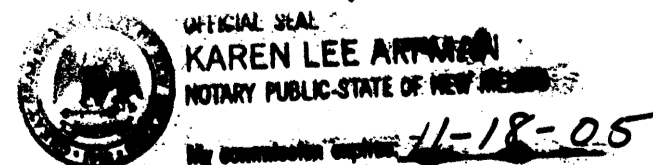
ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 18th day of March, 2005, the foregoing instrument was acknowledged before me by John Rastegari, President, Rastegari Inc., a New Mexico Corporation on behalf of said corporation.

My Commission expires 11-18-2005

*Karen Lee Artman*  
Notary Public



SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. F-14
3. Current Zoning C-2
4. Gross acreage 0.8405
5. Existing number of lots 2  
Replatted number of lots 2
6. TALOS Log No: 2005061265

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings and distances from plat of Robert H. Mott Addition, filed 5/15/1978 in Volume B14, folio 177, are in parenthesis.
2. Monuments recovered and accepted or reset are noted on inscribed plat.
3. Perimeter distances are field measurements made on the ground. Record bearings and distances are from plat of record and shown in parenthesis.
4. An existing Ten foot Ditch and Public Utility Easement along the westerly property line from plat recorded in Book B14, page 177.
5. An existing Ten foot public utility easement along easterly property line from plat recorded in Book B14, page 177.
6. An existing Three foot public utility easement along easterly property line from plat recorded in Book B14, page 177.
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8. An existing Twenty foot non-exclusive access easement for the benefit of Lot A recorded in Book Misc. 679, page 458 and Amendment thereto recorded in Book Misc. 686, page 368.

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the interior lot line to conform with the existing conditions. A warranty deed for a portion of Lot "A" was issued October 26, 1987 and recorded October 29, 1987 in Book D 317A, pages 926-928 to convey that portion to Lot "B". This platting action will eliminate the deeded portion and incorporate it into Lot B. This plat is also dedicating additional Right of Way for Fourth Street, NW.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

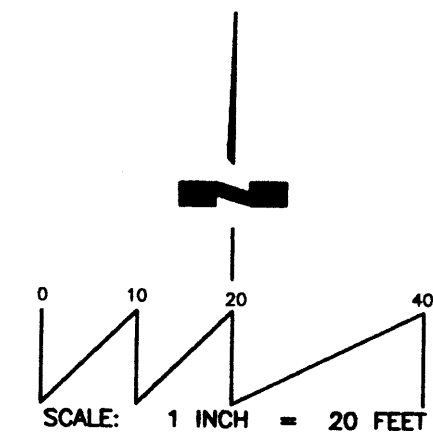
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 014 061 468 357 10712, 1 014 061 467 343 10710

PROPERTY OWNER OF RECORD:  
RASTEGARI INC; ZIP LUBE INC  
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
 LOTS A-1 AND B-1  
**ROBERT H. MOTT ADDITION**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS A AND B  
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 WITHIN THE ELENA GALLEGOS GRANT  
 NE 1/4, PROJECTED SECTION 32, T.11N., R.3E., N.M.P.M.

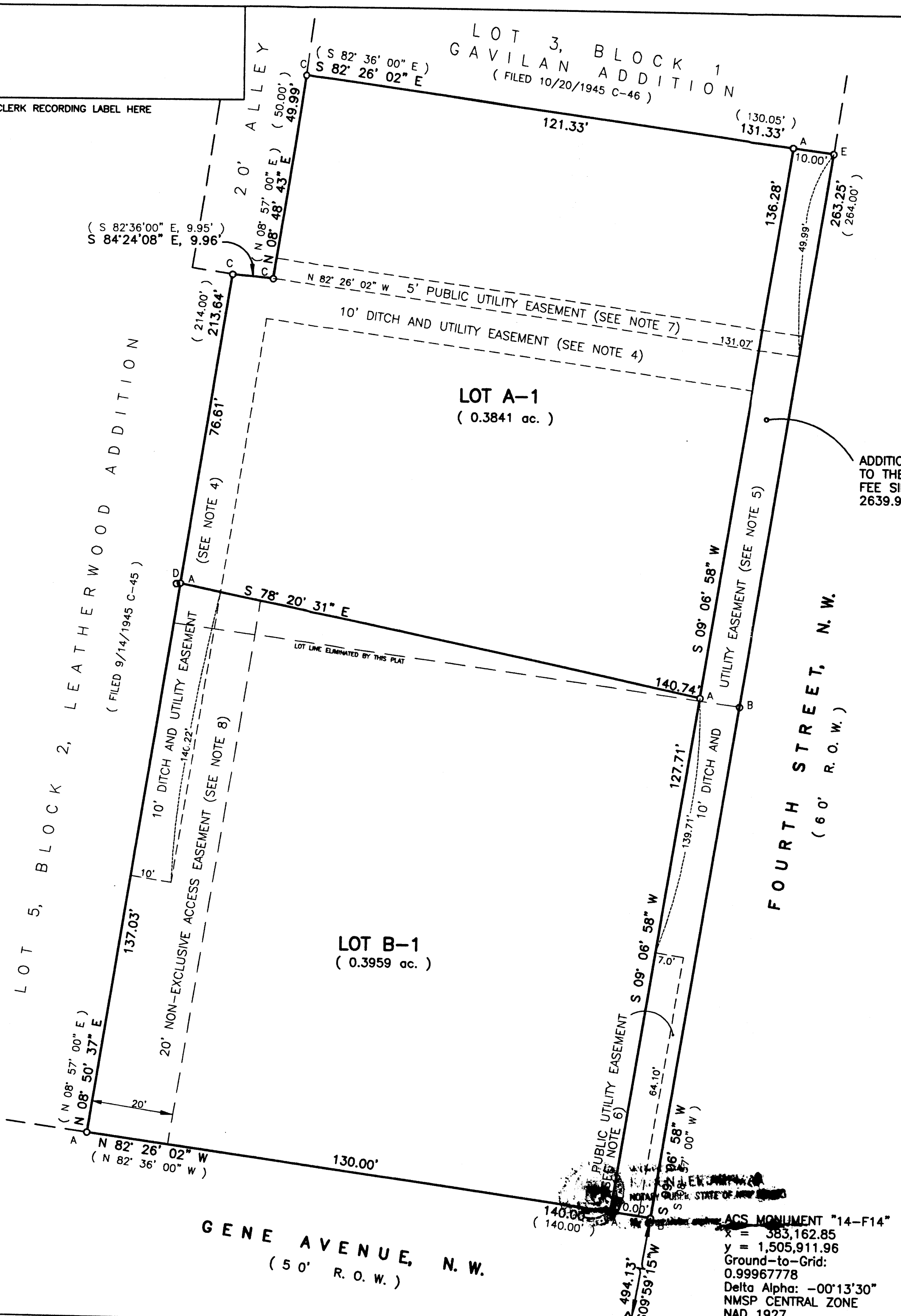
JANUARY 2005



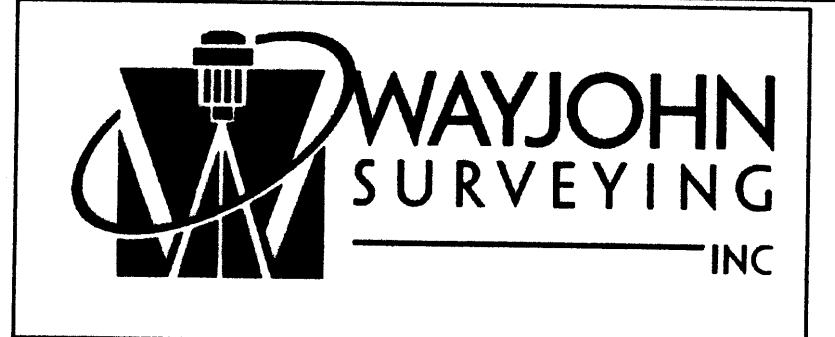
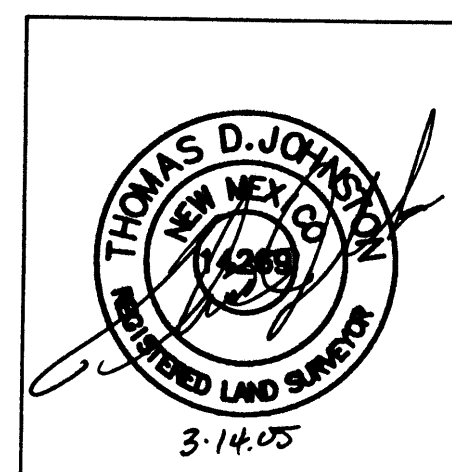
MONUMENTATION

- A SET PK NAIL AND DISK "PS 14269" IN WALL
- B SET "+" IN GUTTER PAN
- C FOUND #4 REBAR - NO CAP
- D FOUND #4 REBAR AND CAP "LS 6446" - NOT ACCEPTED
- E Set 1/2" Rebar, cap "WAYJOHN PS 14269"

COUNTY CLERK RECORDING LABEL HERE



ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS 2639.97 sq. ft.



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER: LUBICAR, INC.; RASTEDARI, INC.  
 LOCATION: NE 1/4, SEC. 32, (PROJECTED)  
 T.11 N., R.3 E., N.M.P.M.  
 ROBERT H. MOTT ADDITION

DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-1-01-2005
CHECKED: T D J		
DRAWING NO. SP10105.DWG	31 JAN 2005	SHEET 2 OF 2

GENE AVENUE, N.W.  
 (50' R.O.W.)

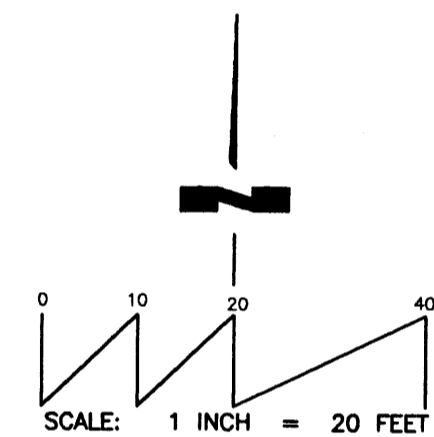
NOTARY PUBLIC, STATE OF NEW MEXICO  
 ACS MONUMENT "14-F14"  
 x = 383,162.85  
 y = 1,505,911.96  
 Ground-to-Grid:  
 0.99967778  
 Delta Alpha: -00°13'30"  
 NMSP CENTRAL ZONE  
 NAD 1927

PLAT OF  
 LOTS A-1 AND B-1  
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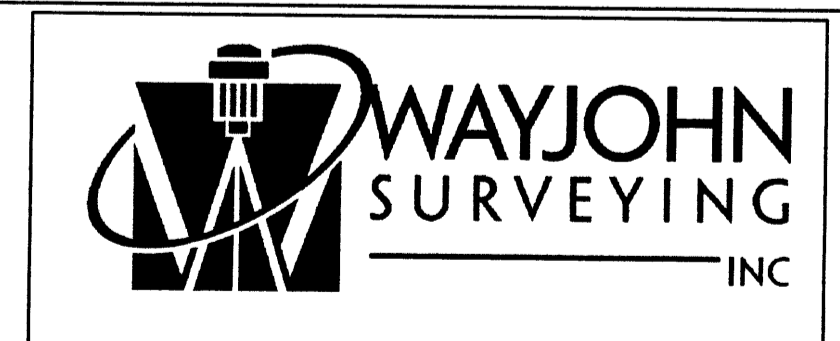
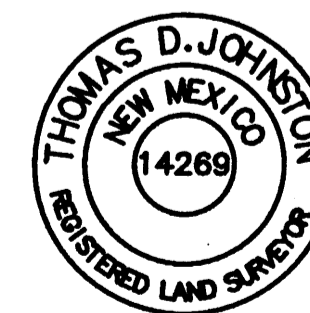
JANUARY 2005

EXISTING  
 CONDITIONS



MONUMENTATION

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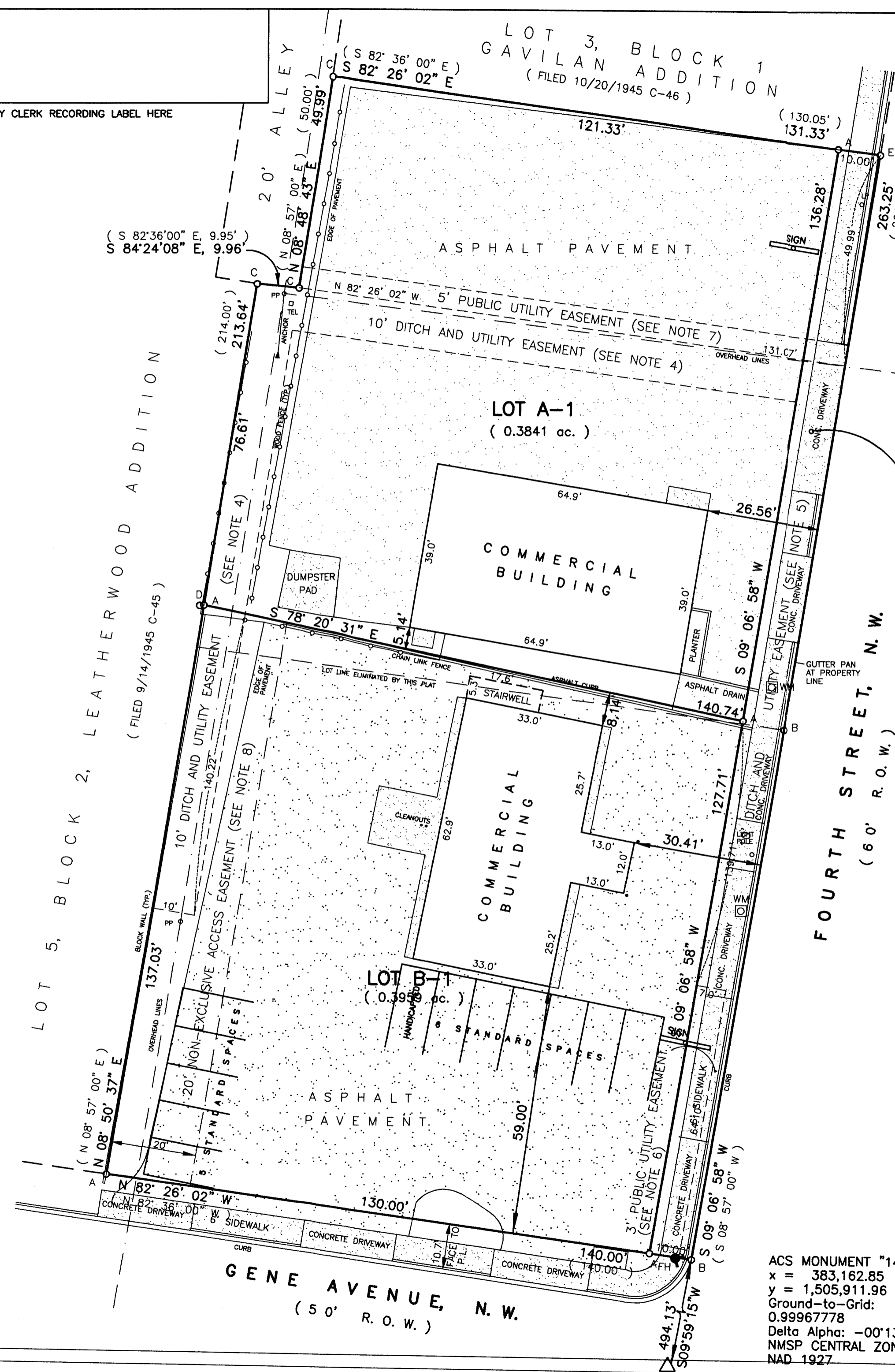


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DRAWN: T D J	SCALE: 1" = 20'	FILE NO.
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DRAWING NO. SP10105.DWG	31 JAN 2005	SHEET 2 OF 2

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ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS 2639.97 sq. ft.

COUNTY CLERK RECORDING LABEL HERE

LOT 3, BLOCK 1  
 GAVILAN ADDITION  
 (FILED 10/20/1945 C-46)

LOT 5, BLOCK 2, LEATHERWOOD ADDITION  
 (FILED 9/14/1945 C-45)

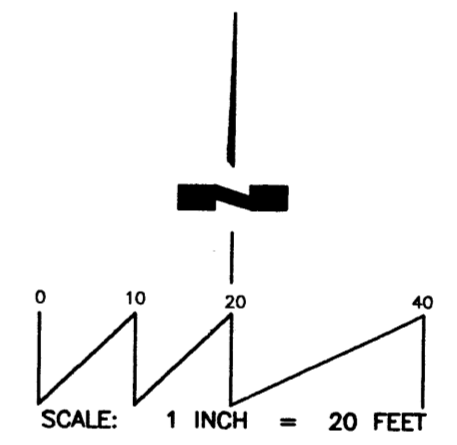
GENE AVENUE, N. W.  
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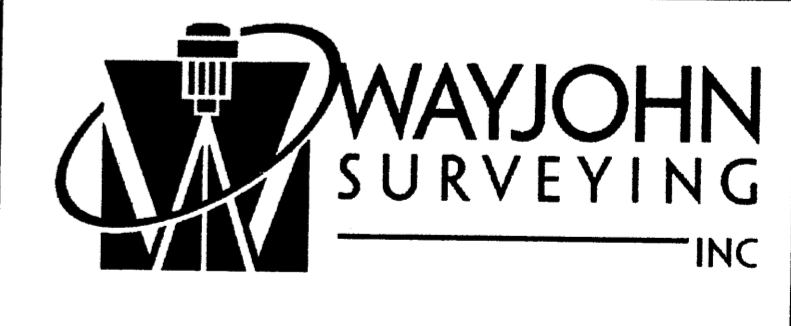
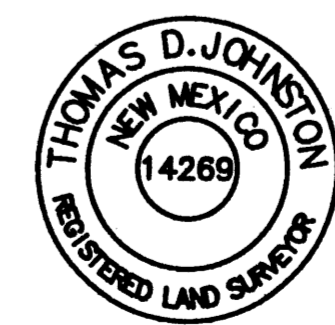
JANUARY 2005

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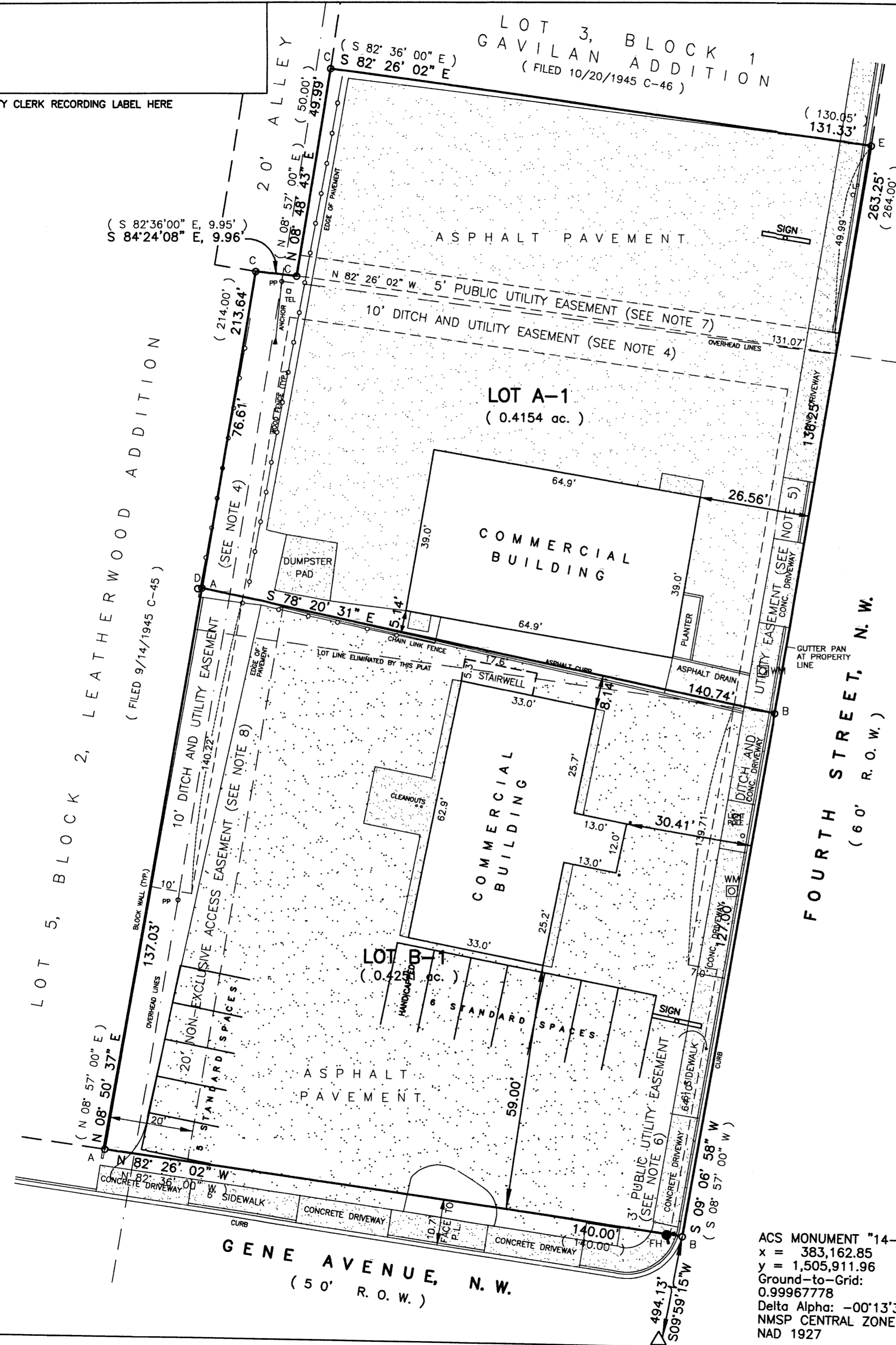
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	CHECKED: T D J		
	DRAWING NO. SP10105.DWG	31 JAN 2005	SHEET 2 OF 2

COUNTY CLERK RECORDING LABEL HERE



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VICINITY MAP (F-14)

NO SCALE



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APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

SUBDIVISION CASE NO. \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

DRB Chairperson, Planning Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

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Water Utilities Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

City Surveyor, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

City Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. F-14
- Current Zoning C-2
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Replatted number of lots 2
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\_\_\_\_\_, Managing member, Lubricar Properties III, LLC, a  
New Mexico Limited Liability Company on behalf of said company

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of February, 2005, the foregoing instrument was acknowledged before me by \_\_\_\_\_, Managing member, Lubricar Properties III, LLC, a New Mexico Limited Liability Company on behalf of said company

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_, Authorized representative, Rastegari Inc., a  
New Mexico Corporation on behalf of said corporation

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

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My Commission expires \_\_\_\_\_

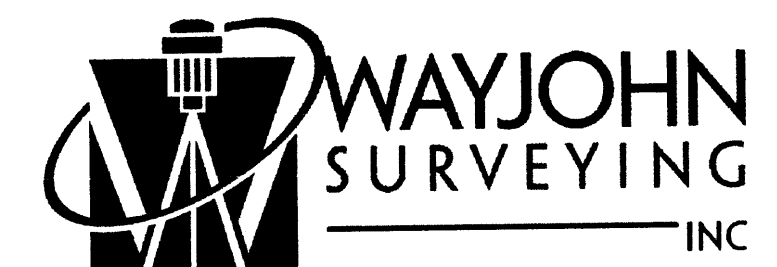
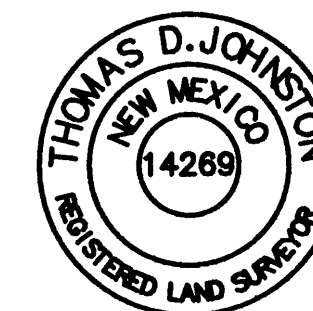
\_\_\_\_\_  
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

2-11-05  
Date



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: LUBRICAR INC.; RASTEGARI, INC LOCATION: NE 1/4, SEC. 32, (PROJECTED) T.11 N., R.3 E., N.M.P.M. ROBERT H. MOTT ADDITION	DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-1-01-2005
	CHECKED: T D J		
	DRAWING NO. SP10105.DWG	31 JAN 2005	SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 014 061 468 357 10712, 1 014 061 467 343 10710

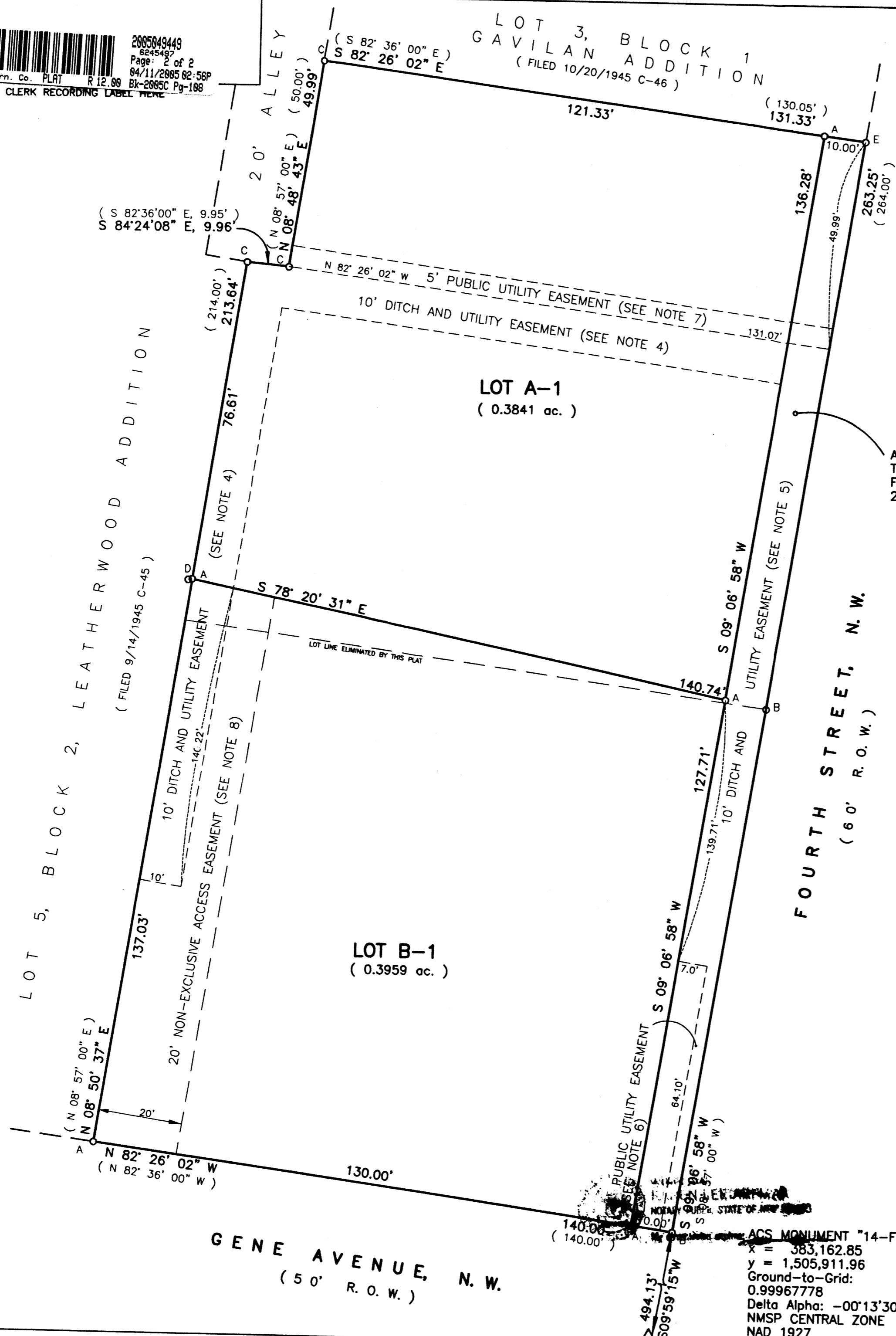
PROPERTY OWNER OF RECORD:  
RASTEGARI INC; ZIP LUBE INC

BERNALILLO COUNTY TREASURER'S OFFICE

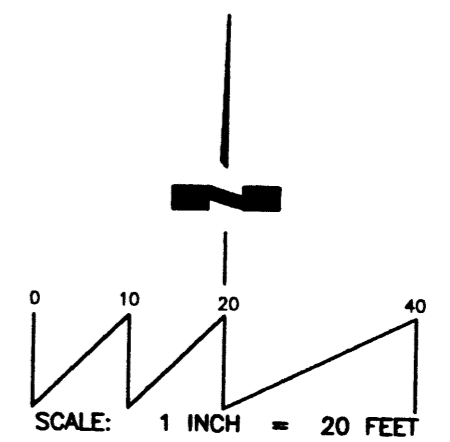
2895049449  
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 Page 2 of 2  
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 BK-2895C Pg-188  
 COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
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JANUARY 2005



ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS 2639.97 sq. ft.



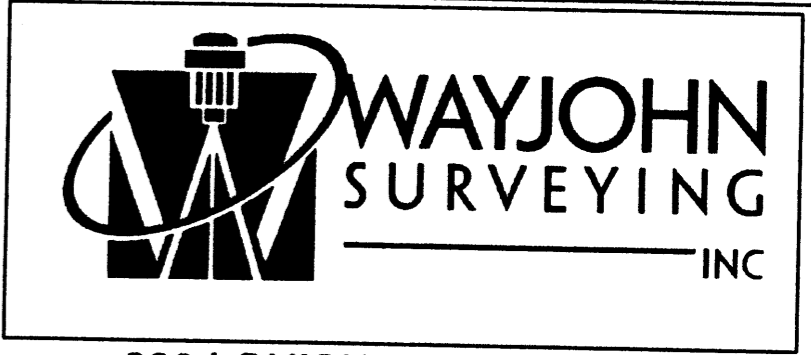
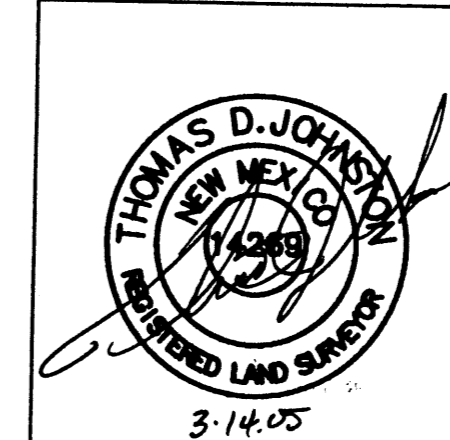
- MONUMENTATION
- A SET PK NAIL AND DISK "PS 14269" IN WALL
  - B SET "+" IN GUTTER PAN
  - C FOUND #4 REBAR - NO CAP
  - D FOUND #4 REBAR AND CAP "LS 6446" - NOT ACCEPTED
  - E Set 1/2" Rebar, cap "WAYJOHN PS 14269"

GENE AVENUE, N.W.  
 ( 50' R.O.W. )

FOURTH STREET, N.W.  
 ( 60' R.O.W. )

LOT A-1  
 ( 0.3841 ac. )

LOT B-1  
 ( 0.3959 ac. )



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 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK: OWNER: LUBRICAR INC.; RASTEGARI, INC LOCATION: NE 1/4, SEC. 32, (PROJECTED) T.11 N., R.3 E., N.M.P.M. ROBERT H. MOTT ADDITION	DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-1-01-2005
	CHECKED: T D J	DRAWING NO. SP10105.DWG	31 JAN 2005 SHEET 2 OF 2

NOTARY PUBLIC STATE OF NEW MEXICO  
 ACS MONUMENT "14-F14"  
 x = 383,162.85  
 y = 1,505,911.96  
 Ground-to-Grid:  
 0.99967778  
 Delta Alpha: -00°13'30"  
 NAD 1927



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOTS A-1 AND B-1  
**ROBERT H. MOTT ADDITION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS A AND B  
ROBERT H. MOTT ADDITION  
WITHIN THE ELENA GALLEGOS GRANT  
NE 1/4, PROJECTED SECTION 32, T.11N., R.3E., N.M.P.M.

JANUARY 2005

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

SUBDIVISION CASE NO. OS DRB-00293

PROJECT NO. 1003971

<i>Sheron Motson</i>	4/6/05
DRB Chairperson, Planning Department, City of Albuquerque	Date
<i>John Sax</i>	4-6-05
Traffic Engineer, City of Albuquerque	Date
<i>Danny Mesinick</i>	4/6/05
Water Utilities Department, City of Albuquerque	Date
<i>John Paul</i>	3-22-05
City Surveyor, City of Albuquerque	Date
<i>Christina Sandoral</i>	4/6/05
Parks and Recreation, City of Albuquerque	Date
<i>Bradley L. Bingham</i>	4/6/05
A.M.A.F.C.A.	Date
<i>Bradley L. Bingham</i>	4/6/05
City Engineer, City of Albuquerque	Date

DESCRIPTION

Lots lettered "A" and "B" of the Robert H. Mott Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 15, 1978, in Plat Book B14, page 177 and being more particularly described as follows:

BEGINNING at the Southeast corner of the property herein described, being the intersection of the Westerly Right of Way line of Fourth Street, NW, and the Northerly Right of Way line of Gene Avenue, NW, from whence the ACS Monument "14-F14" (x = 383,162.85, y = 1,505,911.96, NAD 1927, NMSP Central Zone) bears S 09°59'15" W, 494.13 feet distant; THENCE along said Northerly Right of Way line, N 82°26'02" W, 140.00 feet to the Southwest corner; THENCE leaving said Northerly Right of Way line, N 08°50'37" E, 213.64 feet; THENCE S 84°24'08" E, 9.96 feet; THENCE N 08°48'43" E, 49.99 feet to the Northwest corner; THENCE S 82°26'02" E, 131.33 feet to the Northeast corner, being a point on said Westerly Right of Way line; THENCE along said Right of Way line, S 09°06'58" W, 263.25 feet to the Point of Beginning and containing 0.8405 acres, more or less.

FREE CONSENT

The replat of Lots "A" and "B", ROBERT H. MOTT ADDITION and dedication of additional right of way in fee simple with warranty covenants to the City of Albuquerque is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

*Richard B. Jones*  
Richard B. Jones, CEO, Lubricar Inc., Managing member, Lubricar Properties III, LLC, a New Mexico Limited Liability Company on behalf of said company

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 16 day of March, 2005, the foregoing instrument was acknowledged before me by *Richard B. Jones*, Managing member, Lubricar Properties III, LLC, a New Mexico Limited Liability Company on behalf of said company

My Commission expires 2-14-2009

*Dawn Marie Gokee*  
Notary Public



*John Rastegari* President  
John Rastegari, President, Rastegari Inc., a New Mexico Corporation on behalf of said corporation

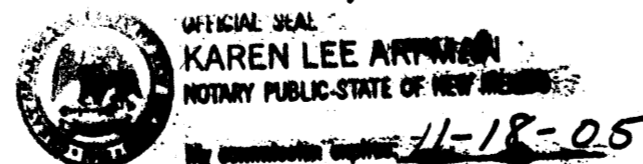
ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 18<sup>th</sup> day of March, 2005, the foregoing instrument was acknowledged before me by John Rastegari, President, Rastegari Inc., a New Mexico Corporation on behalf of said corporation.

My Commission expires 11-18-2005

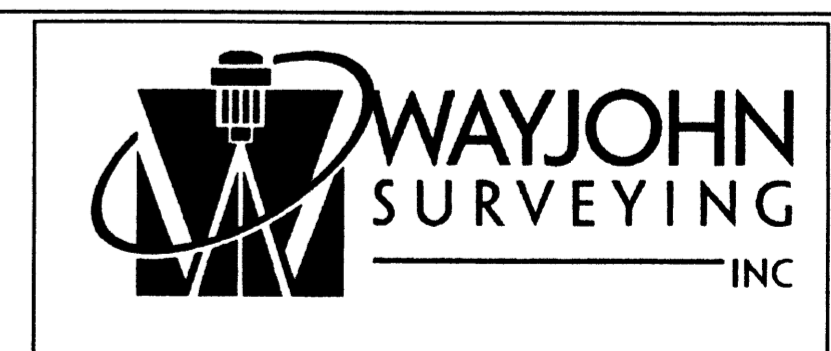
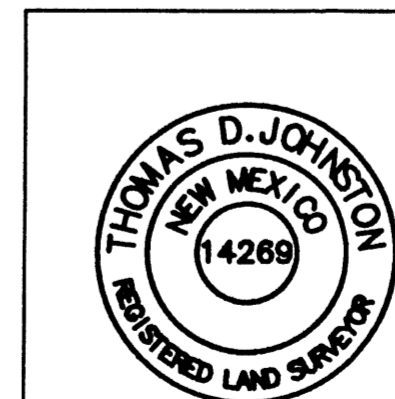
*Karen Lee Artman*  
Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*Thomas D. Johnston*  
Thomas D. Johnston, N.M.P.S. No. 14269  
3-14-05  
Date



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		31 JAN 2005	

SUBDIVISION DATA

- DRB Proj. No. 1003971
- Zone Atlas Index No. F-14
- Current Zoning C-2
- Gross acreage 0.8405
- Existing number of lots 2  
Replatted number of lots 2
- TALOS Log No: 2005061265

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings and distances from plat of Robert H. Mott Addition, filed 5/15/1978 in Volume B14, folio 177, are in parenthesis.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- Perimeter distances are field measurements made on the ground. Record bearings and distances are from plat of record and shown in parenthesis.
- An existing Ten foot Ditch and Public Utility Easement along the westerly property line from plat recorded in Book B14, page 177.
- An existing Ten foot public utility easement along easterly property line from plat recorded in Book B14, page 177.
- An existing Three foot public utility easement along easterly property line from plat recorded in Book B14, page 177.
- An existing Five foot public utility easement along westerly property line from plat recorded in Book B14, page 177.
- An existing Twenty foot non-exclusive access easement for the benefit of Lot A recorded in Book Misc. 679, page 458 and Amendment thereto recorded in Book Misc. 686, page 368.

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the interior lot line to conform with the existing conditions. A warranty deed for a portion of Lot "A" was issued October 26, 1987 and recorded October 29, 1987 in Book D 317A, pages 926-928 to convey that portion to Lot "B". This platting action will eliminate the deeded portion and incorporate it into Lot B. This plat is also dedicating additional Right of Way for Fourth Street, NW.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 014 061 468 357 10712, 1 014 061 467 343 10710

PROPERTY OWNER OF RECORD: RASTEGARI INC. ZIP LUBE INC

BERNALILLO COUNTY TREASURER'S OFFICE

*Tony Ogden* 4-16-05



Bernalillo County Treasurer  
One Civic Plaza, NW C2  
Albuquerque, New Mexico 87102