

**LAND DIVISION PLAT**

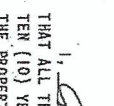
LARDNER TRACT

IN SECTION 34 (AS PROJECTED), T11N, R3E, N.M.P.M.

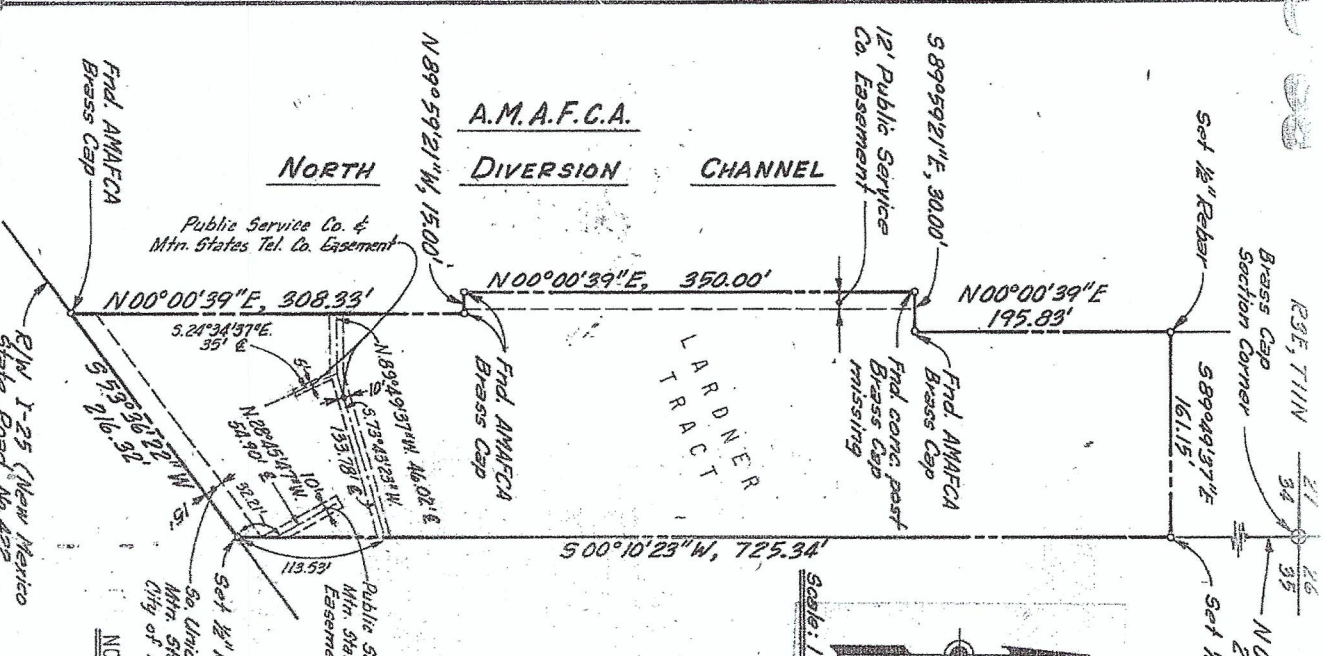
89-378

A CERTAIN PARCEL OF LAND SITUATE IN SECTION 34 (AS PROJECTED), TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. WITHIN THE EXTERIOR BOUNDARIES OF THE ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SECTION LINE BETWEEN SECTIONS 34 & 35, T11N, R3E, N.M.P.M., WHENCE THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35, T11N, R3E, BEARS N 00°10'23"E, 2425.20 FEET DISTANCE; THENCE, S 00°10'23" W, 725.34 FEET DISTANCE ALONG SAID SECTION LINE BETWEEN SECTIONS 34 & 35 TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF I-25 (NEW MEXICO STATE ROAD 422); THENCE, S 53°36'22" W, 216.32 FEET DISTANCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF I-25 TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ALBUQUERQUE METROPOLITAN AROVVO FLOOD CONTROL AUTHORITY-NORTH DIVERSION CHANNEL (AMAFCA-INDC); THENCE, N 00°00'39" E, 308.39 FEET DISTANCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-INDC TO A POINT; THENCE, N 89°59'21" W, 15.00 FEET DISTANCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-INDC TO A POINT; THENCE, S 89°59'21" E, 30.00 FEET DISTANCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-INDC TO A POINT; THENCE, N 00°00'39" E, 195.83 FEET DISTANCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-INDC TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S 89°49'37" E, 161.15 FEET DISTANCE TO THE NORTHEAST CORNER AND THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONTAINING .227 ACRES MORE OR LESS.

SURVEYED AND SUBDIVIDED AS THE SAME APPEARS HEREON AND COMPRISING LARDNER TRACT, ALBUQUERQUE, NEW MEXICO, IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF.



Scale: 1/4" = 100'



I, *Charles J. Matotan* HEREBY CERTIFY THAT ALL THE TAXES HAVE BEEN PAID IN FULL FOR THE PAST TEN (10) YEARS AND UP TO AND INCLUDING 1973, FOR ALL THE PROPERTY INCLUDED OF THE LARDNER TRACT UPON WHICH THIS CERTIFICATE APPEARS.

BY: *Caroline J. Matotan*  
Rio Grande Title Company

OUTSTANDING PRO RATA CHARGES FOR WATER AND SEWER INSTALLATIONS ARE \$572.43 AS OF 1/31/73.

STATE OF NEW MEXICO) SS  
COUNTY OF BERNALILLO)

SIGNED: *William I. Matotan*  
Vincent P. Gardner, Jr.

BY: *William I. Matotan*  
Notary Public  
MY COMMISSION EXPIRES 6-25-77

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY SUBSECTION 22.A.20 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.

WILLIAM I. MATOTAN, P.E. & L.S. #1593  
Professional Engineer and Land Surveyor

**NOTES**

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NEW MEXICO STATE PLANE GRID, CENTRAL ZONE.  
TO CONVERT STATE PLANE GRID BEARINGS TO GEODETIC BEARINGS ROTATE ALL GRID BEARINGS COUNTER-CLOCKWISE 0°12'12\"/>

PREPARED BY

**WILLIAM MATOTAN & ASSOCIATES, INC. - ENGINEERS**  
ALBUQUERQUE, NEW MEXICO  
DECEMBER, 1973

89-224