

PURPOSE OF PLAT  
This plat has been prepared for the purpose of creating one lot from three existing lots.

- NOTES
- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
  - Perimeter distances are field measurements made on the ground.
  - Monuments recovered and accepted or reset are noted on inscribed plat.
  - No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
  - The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0359G Revised September 26, 2008.

PUBLIC UTILITY EASEMENTS  
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.  
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes 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 Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.  
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.  
Disclaimer  
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 022 056 148 471 21124, 1 022 056 132 470 21112
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA
- DRB Project No.
  - Zone Atlas Index No. L-22
  - Gross acreage 1.1576 Ac.
  - Existing number of lots 3  
Replatted number of lots 1

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 Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

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

COUNTY CLERK RECORDING LABEL HERE

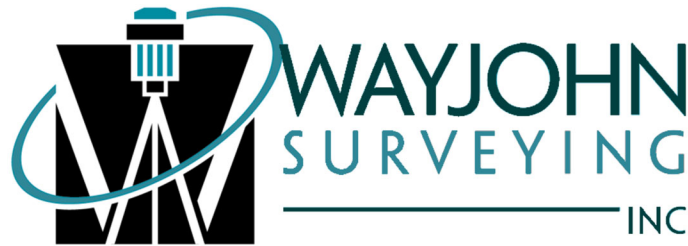
LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.  
TOGETHER WITH:  
The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) n Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

PLAT OF  
LOT 1-B-1-A  
CHANSLOR'S REPLAT OF  
GALLAGHER ADDITION  
WITHIN SECTION 22,  
T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO  
FEBRUARY 2025

PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_  
Utility Company Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation D/B/A Centurylink QC	Date
Comcast	Date
City Approvals:	
City Surveyor	Date
Hydrology	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineering	Date
Code Enforcement	Date
Planning Department	Date



1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CITY OF ALBUQUERQUE UPC: 102205613247021112 102205614847121124 LOCATION: SECTION 27, T10N, R4E SUBDIVISION: GALLAGHER	DRAWN: P A M CHECKED: T D J DRAWING NO. SP10525.DWG	SCALE: 1" = 20' 25 FEB 2025	FILE NO. SP-1-05-2025 SHEET 1 OF 2
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L I N N   A V E N U E ,   N . E .  
( 6 0 '   R . O . W . )

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOT 1-B-1-A  
CHANSOR'S REPLAT OF  
GALLAGHER ADDITION

WITHIN SECTION 22,  
T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO  
FEBRUARY 2025

LOT 2-A, BLOCK 5 HENDREN ADDITION  
( REC. 4/12/1996 96C-158 )

LOT 1-B-1

LOT 1-B-1-A  
( 1.1576 ac. ± )

LOT 16

B U R M A   D R I V E ,   N . E .  
( 6 0 '   R . O . W . )

VACATED 16' ALLEY RESERVED AS EASEMENT  
(PER PLAT REC. Plat Book 98C, Page 240)

N 82° 11' 11" W  
( N 82° 04' 08" W )  
150.24'  
( 150.32' )

111.64'  
( 111.62' )

N 82° 11' 11" W  
( N 82° 47' 00" W )  
N. 1/2 VACATED 16' ALLEY  
RESERVED AS EASEMENT  
S. 1/2 VACATED 16' ALLEY  
RESERVED AS EASEMENT

100.64'  
( 100.75' )

S 68° 43' 45" E  
1080.27'

ACS MONUMENT "4\_L22"  
X=1,563,610.492 US SURVEY FEET  
Y=1,480,509.445 US SURVEY FEET  
Ground-to-grid: 0.999643379  
Mapping Angle: -00°08'50.94"  
NMSP CENTRAL ZONE NAD 83

LOT 1-A-2-A, BLOCK 1  
CHANSOR'S REPLAT OF GALLAGHER ADDITION  
( REC. 8/12/1998 98C=240 )

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

( N 00° 44' 01" E )  
( N 00° 36' 01" E )  
N 82° 36' 51" W  
( N 82° 24' 40" W )  
3' SIDEWALK EASEMENT

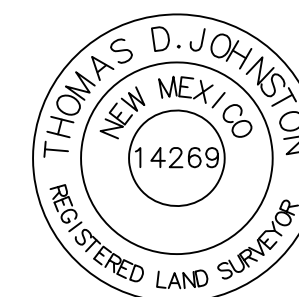
C E N T R A L   A V E N U E ,   N . E .  
( 1 0 0 '   R . O . W . )

87.86'  
( 87.89' )

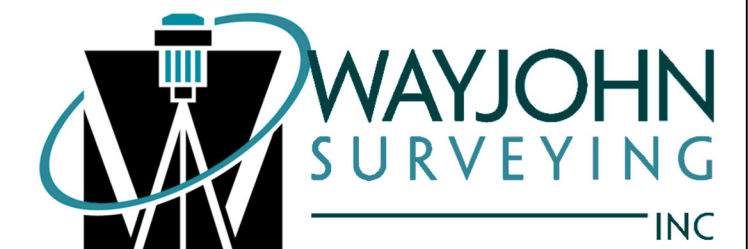
S 01° 27' 40" W  
( S 01° 35' 40" W )

SCALE: 1 INCH = 20 FEET

○ FOUND/SET MONUMENT LEGEND:  
A: FOUND #4 REBAR - NO CAP  
B: FOUND #4 REBAR AND CAP "LS 7002"  
C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"  
D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED  
E: FOUND "+" IN CONCRETE



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UPC: 102205613247021112  
102205614847121124  
LOCATION: SECTION 27, T10N, R4E  
SUBDIVISION: GALLAGHER



1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-1-05-2025
CHECKED: T D J		
DRAWING NO. SP10525.DWG	25 FEB 2025	SHEET 2 OF 2



L I N N   A V E N U E ,   N . E .  
( 6 0 '   R . O . W . )

PLAT OF  
LOT 1-B-1-A  
CHANSOR'S REPLAT OF  
GALLAGHER ADDITION

WITHIN SECTION 22,  
T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO  
FEBRUARY 2025

LOT 1 - B - 1

LOT 1 - B - 1 - A

( 1.1576 ac. ± )

- NO IMPROVEMENTS -

LOT 16

E. 25'  
LOT 15

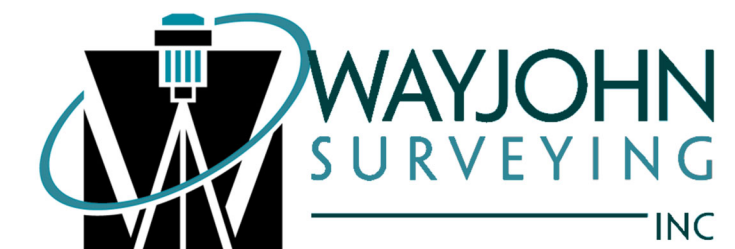
VACATED 16' ALLEY RESERVED AS EASEMENT  
(PER PLAT REC. Plat Book 98C, Page 240)

EXISTING CONDITIONS

LOT 1 - A - 2 - A, BLOCK 1  
CHANSOR'S REPLAT OF GALLAGHER ADDITION  
( REC. 8/12/1998 98C=240 )

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DRAWN: P A M  
CHECKED: T D J  
DRAWING NO.  
SP10525.DWG

SCALE:  
1" = 20'  
25 FEB 2025

FILE NO.  
SP-1-05-2025  
EXHIBIT

SCALE: 1 INCH = 20 FEET  
FOUND/SET MONUMENT LEGEND:  
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LOT 2 - A, BLOCK 5 HENDREN ADDITION  
( REC. 4/12/1996 96C=158 )

( N 00° 44' 01" E )  
( N 00° 36' 01" E )

C E N T R A L   A V E N U E ,   N . E .  
( 1 0 0 '   R . O . W . )

7.48' FROM PROPERTY LINE  
TO FACE OF CURB