

PURPOSE OF PLAT

This plot 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 or accepted or reset are noted on inscribed plat.
- No property or rights in the proposed plat at any time shall be subject to a deed restriction, covenant, or building agreement prohibiting or collecting 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) as determined by the 1% annual chance flood hazard analysis as shown on the National Flood Insurance Rate Map Number 35001C0359G Revised September 26, 2008.
- Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upgrading of existing public infrastructure may be required as a condition of future development approval.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown in 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 repair of overhead and underground electric lines, poles, conductors, and other equipment and related facilities reasonably necessary to provide electric 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, cables, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Notwithstanding the above, the right is granted to the utility companies to do any and all acts 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 such easements with the right and privilege of going upon, over and across the same for the purpose of entering, fortifying, and maintaining the same, and also to utilize the right of way one easement to extend services to customers of Grants, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, and brush which interfere with the utility lines, poles, and other structures, and to erect or constructed or add 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 the construction of pads, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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# 1 022 054 148 471 21124, 1 022 054 132 470 21122

PROPERTY OWNER OF RECORD:
CITY OF ALBUQUERQUE
BERNALILLO COUNTY TREASURER'S OFFICE

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

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 Chancellor'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 9BC, Page 249.

TOGETHER WITH:

The East Twenty-five (25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in 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 27,
T. 10 N. R. 3 E. N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

PROJECT NUMBER: PR-2022-007322

Application Number: _____

Utility Company Approvals:

R. J. H.
Phx Electric Services
R. J. H.
New Mexico Gas Company

Thomas McClaflin
Qwest Corporation D/B/A CenturyLink QC

Todd Schnuelle
Comcast
City Approvals:

Amberla Hengel 9/16/25
City Surveyor
City Surveyor

8/26/2025 Date

Hydrology _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

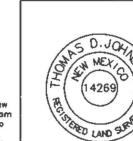
Parks and Recreation Department _____ Date

J. P.
AMERICA _____ Date

City Engineering _____ Date

Code Enforcement _____ Date

Planning Department _____ Date



HOUDING INFORMATION FOR COUNTY CLERK

OWNER: CITY OF ALBUQUERQUE

UPC: 102205414847121124

LOCATION: SECTION 27, T10N, R3E, BERNALILLO, NM

DRAWING NO.: SP10525.DWG

DATE: 29 APR 2025

FILE NO.: SP-1-05-2025

SCALE: 1" = 20'

DRAWN: P A M

CHECKED: T D J

RECORDED: 29 APR 2025

RECORDED BY: SP-10525.DWG

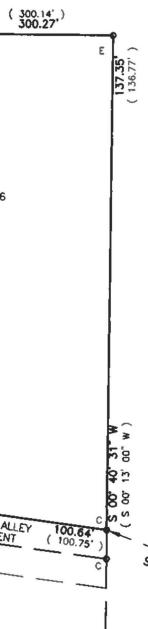
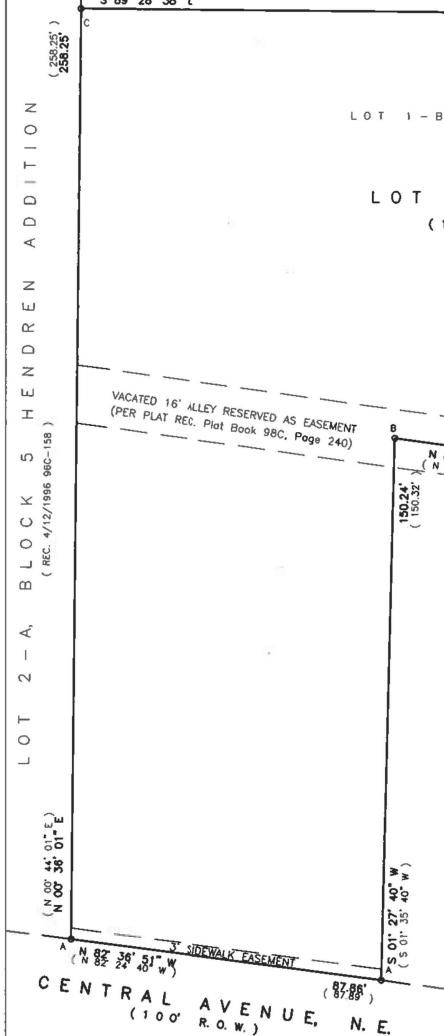
RECORDED ON: SHEET 1 OF 2



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

LINN AVENUE, N.E.
(60' R.O.W.)

COUNTY CLERK RECORDING LABEL HERE



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°4'54" W	8.07'
(L1)	S 00°13'00" W	8.07'



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

RECORDING INFORMATION FOR COUNTY CLERK
OWNER: CITY OF ALBUQUERQUE
REC'D: 02/01/2025
UPC: 10220561484712124
LOCATION: SECTION 27, T10N, R4E
SUBDIVISION: GALLAGHER

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

SCALE: 1 INCH = 20 FEET
0 10 20 40
o FOUND/SET MONUMENT LEGEND:
A: FOUND #4 REBAR - NO CAP
B: FOUND #4 REBAR AND CAP "LS 7002"
C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
E: FOUND + IN CONCRETE

