

VICINITY MAP (L-22) NO SCALE



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 parentheses 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 be 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 30001C0350c 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:

- 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.
- 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.
- 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.
- 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 or 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/switchgear, 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
UPPER 1 022 054 146 471 21124, 1 022 058 132 470 21122

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

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) 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.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Amarantha Tengal 9/14/25
City of Albuquerque
City Surveyor

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this 10th day of September 2025, the foregoing instrument was acknowledged by:
Authorized agent for CAD of the City of Albuquerque

My Commission expires

Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC

Debra Bazan

Commission No. 1048904

Expires: August 20, 2028

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnson, 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. Johnson, N.M.P.S. No. 14269

Date

PLAT OF
LOT 1-B-1-A
CHANSOR'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:

Thomas McClafflin 11/07/2025
Date

Todd Schmalle 9/26/25
Date

Thomas McClafflin 10/7/2025
Date

Todd Schmalle 9/25/25
Date

Comcast 8/26/2025
Date

City Approvals: 8/26/2025
Date

Hydrology Date

Traffic Engineering, Transportation Division Date

ABQWA Date

Parks and Recreation Department Date

City Engineering Date

Code Enforcement Date

Planning Department Date

City of Albuquerque Date

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