

IMPROVEMENT LOCATION REPORT

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

This is not a boundary survey and may not be sufficient for the survey exception from an owner's title policy. It may or may not reveal encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate boundary survey.

THIS IS TO CERTIFY,

TO TITLE COMPANY: **Title Alliance of New Mexico**

TO PURCHASERS: **Johannes Maria Koojiman and Helen Bettina Koojiman**

TO LENDER:

That on **August 18, 2025**, I made an inspection of the premises situated at **Sandoval County, New Mexico**.

Address: **37 Second Mesa Drive, Placitas, New Mexico, 87043**

LEGAL DESCRIPTION: (Bearings, Distances and Curve Data are taken from the following plat or deed)
Lot 110 of SUNDANCE MESA SUBDIVISION, County of Sandoval, New Mexico, as set forth on the Plat of said Subdivision, filed on July 7, 1994, and recorded in Volume # 3, Folio 1151A, Document No. 45271 of the real property records of the Sandoval County Clerk, Sandoval County, New Mexico.

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

- Evidence of rights-of-ways, old highway or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipelines on or crossing said premises. (show location, if nonvisible, so indicate): **NONE VISIBLE.**
- Springs, streams, rivers, ponds or lakes located, bordering on or through said premises: **NONE VISIBLE**
- Evidence of cemeteries of family burial grounds located on said premises (show location): **NONE VISIBLE**
- Overhead Utility poles, anchors, pedestals, wires or lines over hanging or crossing said premises and serving other properties (show location): **SEE SKETCH**
- Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: **NONE VISIBLE**
- Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fence or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): **NONE VISIBLE.**
- Specify physical evidence of boundary lines on all sides: **FOUND PROPERTY CORNERS AS NOTED**
- If the property is improved, do any structures appear to encroach or appear to violate set back lines: **NO**
- Indications of recent building construction, alterations or repairs: **NONE VISIBLE**
- Approximate distance of structures from at least two lot lines must be shown: **SEE SKETCH**
- The property shown hereon is located in ZONE X, areas of minimal flood hazard, according to the FLOOD INSURANCE RATE MAP of Sandoval County, New Mexico, Panel No. 35043C1950D, dated: 3/18/2008.
- The error of closure along the perimeter of the legal description provided is less than One (1) foot of error for every 10,000 feet along the perimeter.
- Easements shown hereon are listed in Title Commitment No. 841-202309, provided by the Title Company.

Gary E. Grisko
Gary E. Grisko, N.M. Professional Surveyor #8686



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	142.97	375.00	21°50'41"	N56°45'43"W	142.11
C2	256.89	450.00	32°42'32"	N69°38'29"W	253.42

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