

MAY 24, 2011

FILED ANASAZI MEADOWS SUBDIVISION
7/13/2005, VOL. 3, POLIO 2857-6

ASUSAT LOT 21
FILED 7/13/2004 WLS 3. FILED 2557-8

045424 Lot 20
FRSD 1/13/2021 WEADORS ON PROPOSAL
J. FRAD 2357-8

04 REBAR
PLS 8506 CAP

DRIVEWAY & PUBLIC
UTILITY EASEMENT

**DRAINAGE
EASEMENT**

PL3 B33E CAF

LOT 19

32 PETROGLYPH TRAIL
50' R.O.W.

W. H. Brown & Co. Boston

Clare C. Walker



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	177.97	180.00	N41°57'11"E	170.81	58°38'57"



NORTH

SCALE 1" = 50'

ALPHA FILE NO. 11-015
DRAWN BY: CS
FIDELITY NATIONAL TITLE COMPANY
COMMITMENT NO.: FT000076164

ALPHA PROFESSIONAL SURVEYING INC.

P.O. BOX 46316, Rio Rancho, New Mexico 87174
Phone: 505-892-1076 FAX: 505-891-0471

ALPHA PROFESSIONAL SURVEYING INC.
IMPROVEMENT LOCATION REPORT
Page 1 of 2

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.
Improvement location is based on previous property surveys. No monuments were set. This Tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for establishment of fences, buildings or other future improvements. The following information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a complete A.L.T.A. boundary survey.

THIS IS TO CERTIFY:

TO TITLE COMPANY: Fidelity National Title Co.
TO PURCHASERS: Thomas E. Walker Jr. and Cardel C. Walker
TO LENDER: Ameriplex Mortgage

That on May 26, 2011, I made an inspection of the premises situated at SANDOVAL County, New Mexico.

Address: 32 Petroglyph Trail, Placitas, New Mexico

LEGAL DESCRIPTION: (Bearings, Distances and Curve Data are taken from the following Plat or Deed.)

Lot numbered Nineteen (19) of the Final Plat of the ANASAZI MEADOWS SUBDIVISION, Projected Sections 27, 28, 33 & 34, T13N, R4E, NMPM, Felipe Gutierrez Grant, Sandoval County, New Mexico, as the same is shown and designated on said plat filed in the Office of the County Clerk of Sandoval County, New Mexico, on July 13, 2005 in Volume 3, folio 2557B.

SKETCH OF PROPERTY: (See Exhibit)

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

1. Evidence of right-of-ways, old highway or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises. (show location, if none visible, so indicate): YES, SEE EXHIBIT
2. Springs, streams, rivers, ponds or lakes located, bordering on or through said premises: NONE VISIBLE
3. Evidence of cemeteries or family burial grounds located on said premises (show location): NONE VISIBLE
4. Overhead Utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): NONE VISIBLE
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: NONE VISIBLE
6. 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
7. Specify physical evidence of boundary lines on all sides: FOUND PROPERTY CORNERS
8. If the property is improved, do any structures appear to encroach or appear to violate set back lines: YES, SETBACK TO WEST BOUNDARY IS 23.3'.
9. Indications of recent building construction, alterations or repairs: NEW RESIDENCE
10. Approximate distance of structures from at least two lot lines must be shown: SEE SKETCH
11. The property shown hereon is located in ZONE X, areas determined to be outside the 0.2% annual chance floodplain, according to the FLOOD INSURANCE RATE MAP of Sandoval County, New Mexico, Panel No. 35043C1909D, effective date March 18, 2008.
12. 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.
13. Easements shown hereon are listed in Title commitment No. FT000076164, provided by the Title Company.


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