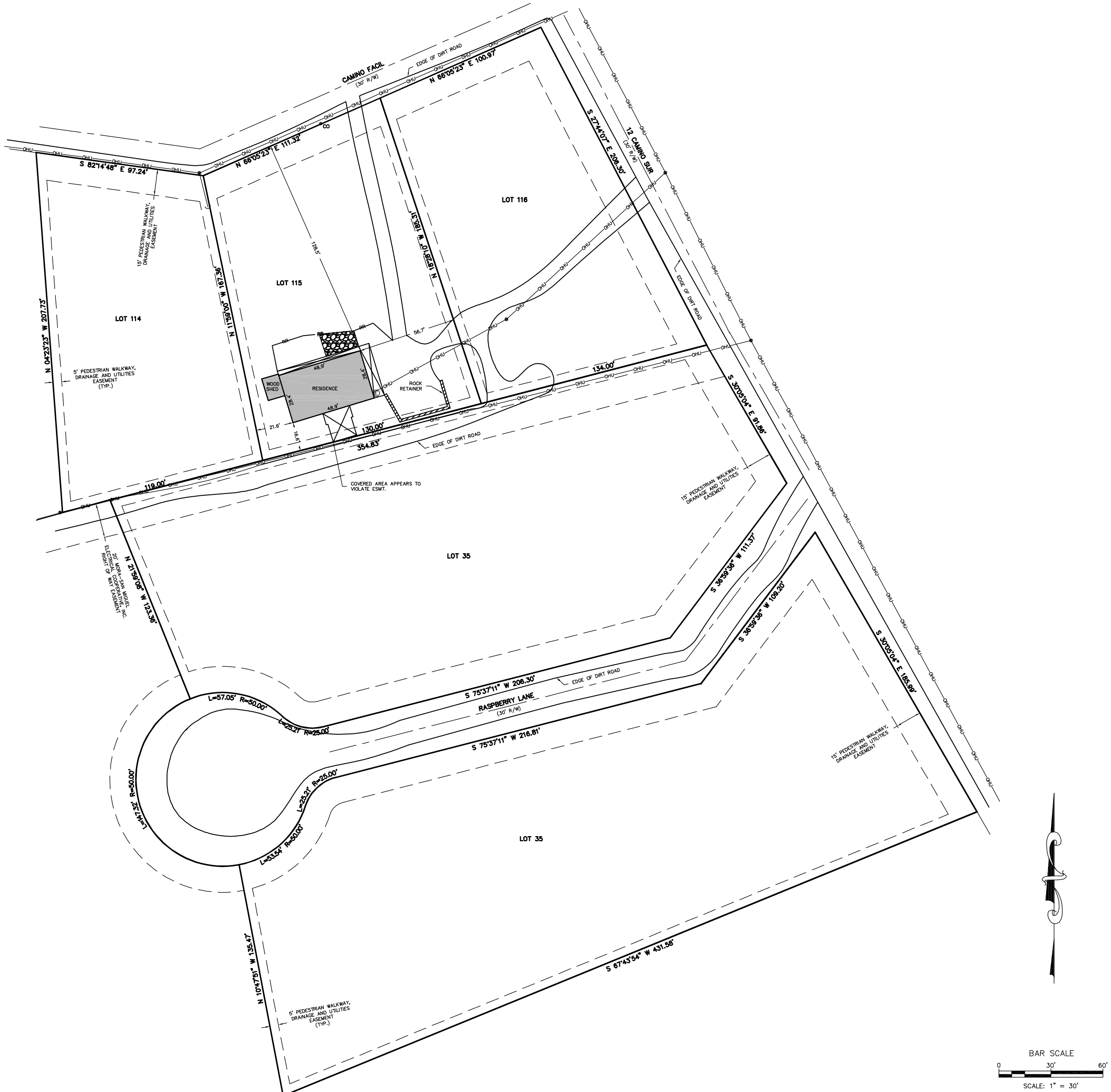
Improvement Location Report

for

SEE LEGAL DESCRIPTION

Villlage of Pendaries
San Miguel County, New Mexico
July 2021



Legend

⊠	COVERED AREA
▨	ROCK WALL
▧	FLAGSTONE
⊡	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
→	ANCHOR
Ⓔ	ELECTRIC METER
°co	SAS CLEANOUT
—RR—	RAILROAD TIES

Notes

1. BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED DECEMBER 03, 2010, MAP NO. 35047C0075D.
2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
3. **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.**

Legal Description

LOTS ONE HUNDRED FOURTEEN (114), ONE HUNDRED FIFTEEN (115) AND ONE HUNDRED SIXTEEN (116) OF SUBDIVISION 4-2 OF PENDARIES VILLAGE, SAN MIGUEL COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE SAN MIGUEL COUNTY CLERK, MARCH 13, 1973 IN PLAT BOOK 9, PAGE 28, DOCUMENT NO. 0931;

AND

LOT THIRTY-FIVE (35) OF THE CORRECTED SKYLINE SUBDIVISION TO PENDARIES VILLAGE CLUB, SAN MIGUEL COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE SAN MIGUEL COUNTY CLERK, MAY 14, 1985 IN PLAT BOOK 17, PAGES 56 THROUGH 61, DOCUMENT NO. 0387.

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

[signature]
N.M.R.P.S. No. 18374

This is to certify:
To Title Company: TERRITORIAL TITLE OF LAS VEGAS, INC. ; *To Underwriter:* FIRST AMERICAN TITLE INSURANCE CO.

To Lender: ______ *that on* JULY 11TH , 2021 , *I, Brian J. Martinez, N.M.R.P.S. No. 18374, made an inspection of the premises situated at* SEE LEGAL DESCRIPTION
SAN MIGUEL *County, New Mexico briefly described as (Address if applicable):* 12 CAMINO SUR

Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). SEE LEGAL DESCRIPTION
NOTE: The error of closure is less than one foot of error for every 10,000 *feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No.* 39783 *provided by the Title Company. 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 the establishment of fences, buildings or other future improvements.*

"THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE" (THIS INCLUDES BUILDING PERMITS)

I further certify as to the existence of the following at the time of my last inspection:

1. *Evidence of rights of way, old highways 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):* •
2. *Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:* •
3. *Evidence of cemeteries or family burial grounds located on said premises (show location):* •
4. *Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):* •
5. *Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages:* •
6. *Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences 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):* •
7. *Specific physical evidence of boundary lines on all sides:* **SEE ABOVE SKETCH**
8. *Is the property improved? (If structure appears to encroach on adjoiners show approximate distances):* YES
9. *Indications of recent building construction, alterations or repairs:* **SEE ABOVE SKETCH**
10. *Approximate distance of structure from at least two lot lines must be shown.* **SEE ABOVE SKETCH**

• *NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH*
setback and setback violations are not shown hereon

CSI-CARTESIAN SURVEYS INC.
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