INVOICE

JOB NO: 21088

DATE: April 15, 2021

FROM: LINE OF SIGHT SURVEYING
PO BOX 1222
32 SAGE LANE
ANGEL FIRE, NM 87710
(575)377-2880

TO: Pioneer Title and Escrow Services
3409 Highway 434, Suite 6
Angel Fire, NM 87710

FOR PROFESSIONAL LAND SURVEYING SERVICES TO DATE:

Prepare Improvement Location Report of Lot 491, Angel Fire Country Club Unit One, Village of Angel Fire, Colfax County, NM	$750.00
SUBTOTAL:	
TOTAL FEES:	
NMGRT @ 7.7708%:	58.28
LESS DEP REC'D:	
TOTAL DUE:	$808.28

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,

TO TITLE COMPANY: Network Closing Services, Inc.
TO UNDERWRITER: Old Republic National Title Insurance Company

That on April 14, 2021 I made an inspection of the premises situated at Lot 491, Village of Angel Fire, Colfax County, NM.

PLAT REFERENCE: Angel Fire Country Club Unit One Subdivision filed in the Office of the Colfax County Clerk in Plat Book 5, Page 18.

ERROR OF CLOSURE: The error of closure is one foot of error for every 100,000 along the perimeter of the legal description provided.

EASEMENTS shown hereon are as listed in Title Commitment No. 21-682 provided by Network Closing Services, Inc.

SEE EXHIBIT "A" attached hereto.

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

1. Evidence of rights of way, old highways, or abandoned roads, lanes, trails or driveways, water, gas or oil pipe lines on or crossing said premises:
   SEE EXHIBIT A

2. Springs, streams, rivers, ponds or lakes located on or bordering on said premises:
   NONE

3. Evidence of cemeteries or family burial grounds located on said premises:
   NONE

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties:
   SEE EXHIBIT A

5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common:
   SEE EXHIBIT A

6. Apparent encroachments:
   SEE EXHIBIT A
   A PORTION OF GRAVEL DRIVE ENCROACHES ONTO LOT 491 FROM LOT 492.
   A PORTION OF GRAVEL DRIVE ENCROACHES FROM 491 ONTO LOT 490.

7. Is the property improved?
   SEE EXHIBIT A

NOTE: THE DATA SHOWN ON EXHIBIT A IS TAKEN FROM OR CALCULATED FROM A PREVIOUS SURVEY. EXHIBIT A DOES NOT REPRESENT A BOUNDARY LINE SURVEY NOR SHOULD IT BE USED TO REESTABLISH FENCES, BUILDINGS OR OTHER FUTURE IMPROVEMENTS. A COMPLETE FIELD SURVEY AND TITLE SEARCH MAY DISCLOSE DISCREPANCIES BETWEEN THE RECORD DATA SHOWN AND THE MONUMENTS IN THE FIELD. NO MONUMENTS WERE SET. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD WHICH PERTAIN.

NMPS NO. 14404
CARL A. NELSON

LINE OF SIGHT SURVEYING
Carl A. Nelson
Professional Land Surveyor
PO Box 1222
32 Sage Lane
Angel Fire, New Mexico 87710

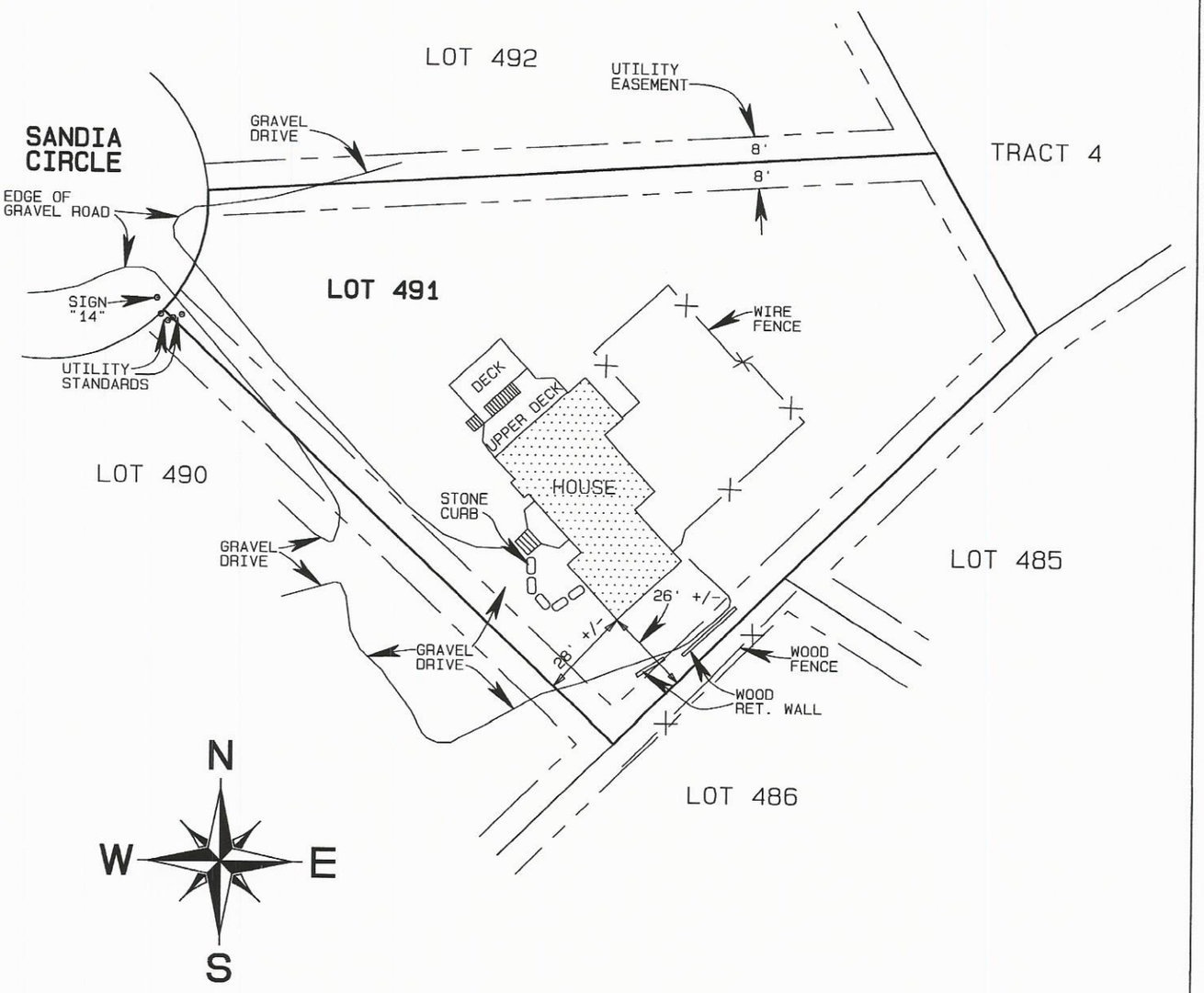
(575) 377-2880



EXHIBIT A
SKETCH

NOTES:

1. **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 REMOVAL OF 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.**
2. ONLY VISIBLE IMPROVEMENTS ARE SHOWN.



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