

This map/plat/ILR is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.

IMPROVEMENT LOCATION REPORT EXHIBIT

NOVEMBER 3, 2021

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 surveyor's 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 THE COMPANY:
Fidelity National Title Insurance Company
TO BUYER:
Patrice Kay O'Brien
TO LENDER:
Fairway Independent Mortgage Corporation

That on November 3, 2021, I made an inspection of the premises situated at Santa Fe County, New Mexico.
Address: 98 Nugent Road, Edgewood, New Mexico

LEGAL DESCRIPTION: (Bearings, Distances and Curve Data are taken from the following plat or deed)
Tracts A-One (A-1) and A-Two (A-2), as shown on Plat entitled "LAND DIVISION OF LAND OF CHERYL ULLIBERG, et al., filed in the office of the County Clerk, Santa Fe County, New Mexico on September 17, 1982, in Plat N.M.P.M. filed in the office of the County Clerk, Santa Fe County, New Mexico on September 17, 1982, in Plat Book 240, Page 005, as Document No. 788,654.

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

1. 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 none visible, so indicate): NONE VISIBLE
2. Springs, streams, rivers, ponds or lakes located, bordering on or through said premises: NONE VISIBLE
3. Evidence of cemeteries of family burial grounds located on said premises (show location): NONE VISIBLE
4. Overhead Utility poles, anchors, pedestals, wires or lines over hanging or crossing said premises and serving other properties (show location): SEE SKETCH
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roots in common or joint garages: NONE VISIBLE
6. Apparent encroachments. If the building, projections or corners thereof, or signs affixed thereto, fence or other structure appears to encroach upon or overlie adjoining premises, specify all such (show location): NONE VISIBLE
7. Specify physical evidence of boundary lines on all sides: FENCES, FOUND PROPERTY CORNER AS NOTED
8. If the property is improved, do any structures appear to encroach or appear to violate set back lines: NO
9. Indications of recent building construction, alterations or repairs: NONE VISIBLE
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, area of minimal flood hazard, according to the FLOOD INSURANCE RATE MAP of Santa Fe County, New Mexico, Panel No. 35045C0875D, dated 6/17/2008.
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. SP000121540, provided by the Title Company.

Gary E. Gidicko
Gary E. Gidicko, N.M. Professional Surveyor #6886
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