

# IMPROVEMENT LOCATION REPORT

**THIS IS TO CERTIFY TO:** JAMES M. HOFFMAN

**TITLE COMPANY:** TIERRAS TITLE, LLC, COMMITMENT NO. 20754, DATED 07/27/2022 AT 8:00 AM

**TO UNDERWRITER:** OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**TO LENDER:** UNITED WHOLESALE MORTGAGE LLC., ISAOA/ATIMA

THAT ON 08/08/22, I MADE AN ACCURATE INSPECTION OF THE FOLLOWING DESCRIBED PREMISES:  
UNIT "B-3", ALAMEDA TOWNHOUSES, PT. TR. 211, MAP 18, SURVEY 2

REFERENCE: BEARINGS, DISTANCE AND/OR CURVE DATA ARE TAKEN FROM THE FOLLOWING: PLAT ENTITLED, "HARDY AND DELAYO TO HAGEN"  
PERFORMED BY SCOTT B. CROWL, NMLS #12441. 05/20/04, CAB.E, PG. 31-A

THE ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT OF ERROR FOR EVERY 5,000 FEET ALONG THE PERIMETER OF THE PLAT PROVIDED. EASEMENTS SHOWN HEREON ARE PER THE AFOREMENTIONED PLAT OR PROPERTY DESCRIPTION.

IMPROVEMENT LOCATION IS BASED UPON 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 UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENT LINES.

THE SKETCH PORTION OF THIS REPORT REFLECTS THE STATUS OF THE FOLLOWING CONDITIONS:

EVIDENCE OF RIGHTS OF WAYS, OLD HIGHWAYS OR ABANDONED ROADS, LANES, TRAILS OR DRIVEWAYS, SEWER DRAINS, WATER, GAS OR OIL PIPE LINES ON OR CROSSING SAID PREMISES; SPRINGS, STREAMS, RIVERS, IRRIGATION DITCHES, PONDS OR LAKES LOCATED, BORDERING ON OR THROUGH SAID PREMISES; EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS ON SAID PREMISES; OVERHEAD UTILITY POLES, ANCHORS, PEDESTALS, WIRES OR LINES OVERHANGING OR CROSSING SAID PREMISES AND SERVING OTHER PROPERTIES; JOINT DRIVEWAYS OR WALKWAYS, JOINT GARAGES, PARTY WALLS OR RIGHTS OF SUPPORT, STEPS OR ROOFS USED IN COMMON; APPARENT ENCROACHMENTS; IF THE BUILDING, PROJECTION OR CORNICES THEREOF, OR SIGNS AFFIXED THERETO, FENCES OR OTHER INDICATIONS OF OCCUPANCY APPEARING TO ENCROACH UPON OR OVERHANG ADJOINING PROPERTY, OR THE LIKE APPEARING TO ENCROACH UPON OR OVERHANG THE INSPECTED PREMISES, THESE ARE SHOWN IF EXISTING; PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES AND PROPERTY IMPROVEMENTS, AS WELL AS ENCROACHMENTS INTO SETBACK LINES; INDICATIONS OF RECENT BUILDING CONSTRUCTION, ALTERATIONS OR REPAIRS, AND APPROXIMATE DISTANCE OF STRUCTURES FROM AT LEAST TWO LOT LINES, IF IMPROVED.

THE ABOVE INFORMATION IS BASED UPON BOUNDARY INFORMATION TAKEN FROM A PREVIOUS SURVEY AND MAY NOT REFLECT THAT WHICH MAY BE DISCLOSED BY A BOUNDARY SURVEY.



CRAIG T. GILLIO NMLS#14833

**TAOS SURVEYING**  
PROFESSIONAL LAND SURVEYORS  
NEW MEXICO LICENSE NO. 14833  
P.O. BOX 1221  
EL PRADO, NM 87529  
PH: (575) 758-2061

TITLE: **HOFFMAN TO AUSTIN**

DATE: 08/08/22

**IMPROVEMENT  
LOCATION  
REPORT**

REV:

DRAWN BY: CTG

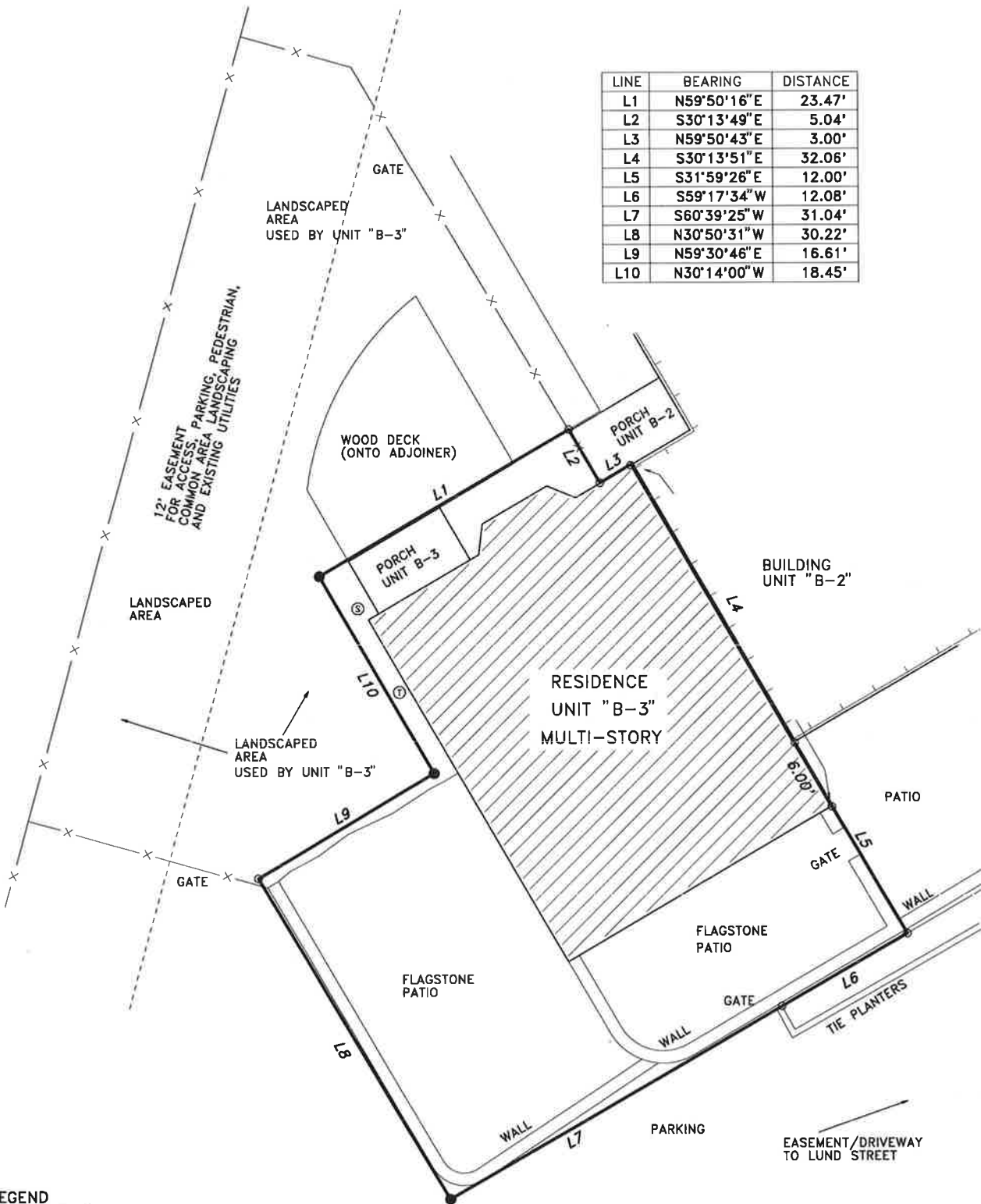
PROJECT NO.: 222-233

CHECKED BY: CTG

**PROPERTY SKETCH**

THIS IS NOT A SURVEY 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.

LINE	BEARING	DISTANCE
L1	N59°50'16"E	23.47'
L2	S30°13'49"E	5.04'
L3	N59°50'43"E	3.00'
L4	S30°13'51"E	32.06'
L5	S31°59'26"E	12.00'
L6	S59°17'34"W	12.08'
L7	S60°39'25"W	31.04'
L8	N30°50'31"W	30.22'
L9	N59°30'46"E	16.61'
L10	N30°14'00"W	18.45'



**LEGEND**

- SURVEY POINT FOUND
- PROPERTY CORNER NOT FOUND OR SET
- ⊕ TEL-CO PEDESTAL
- ⊙ SEWER CLEAN-OUT
- X — FENCE LINE (WOOD)



1" = 12'