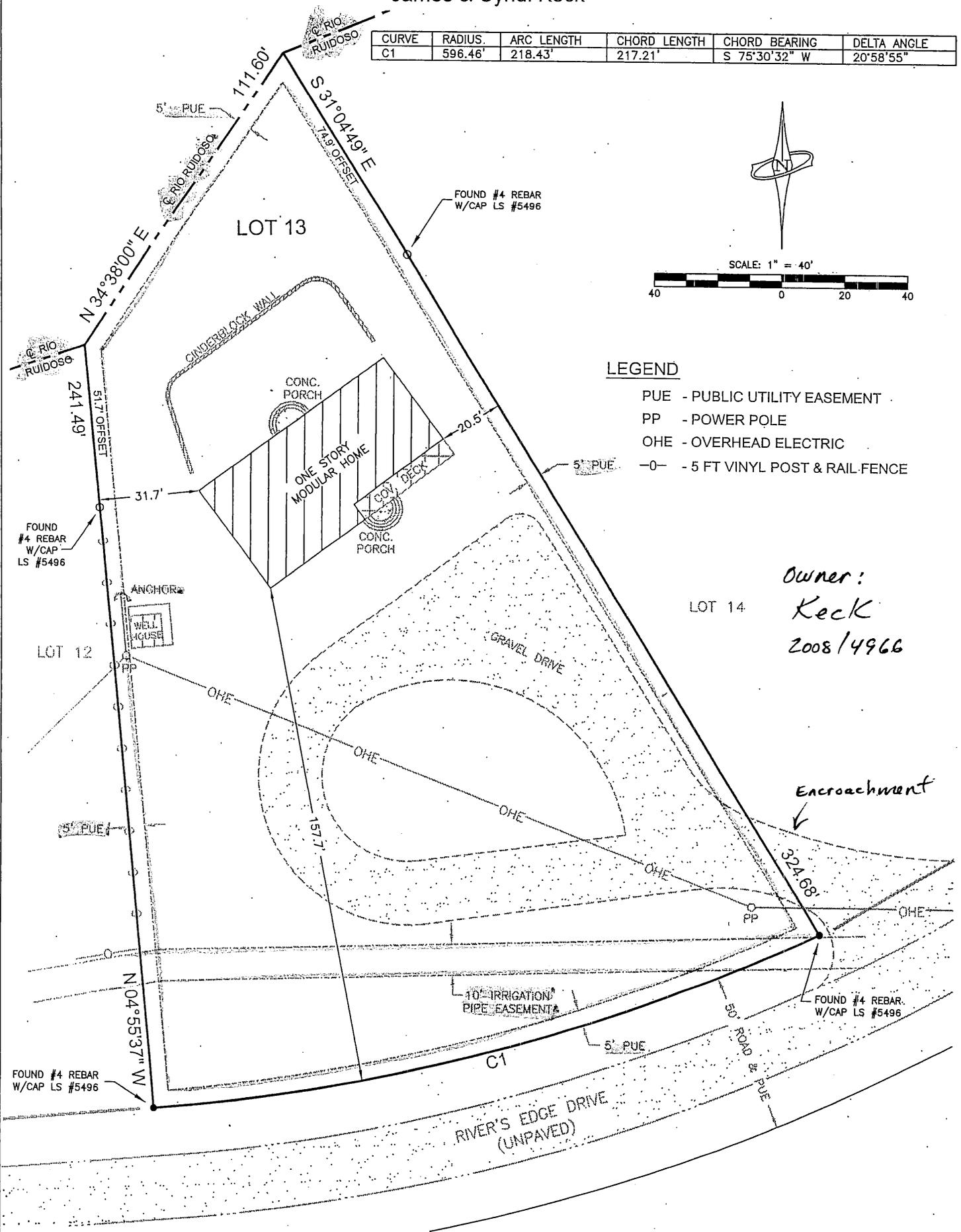


# IMPROVEMENT LOCATION REPORT

13 River's Edge Drive, River's Edge  
Lincoln County, New Mexico

James & Cyndi Keck

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	596.46'	218.43'	217.21'	S 75°30'32" W	20°58'55"



## LEGEND

- PUE - PUBLIC UTILITY EASEMENT
- PP - POWER POLE
- OHE - OVERHEAD ELECTRIC
- O- - 5 FT VINYL POST & RAIL FENCE

Owner:  
Keck  
2008/4966

Encroachment

This Improvement Location Report was prepared for The Title Company for their proprietary use and is not a survey for use by a property owner for any purpose. Improvement Location Reports are not Boundary Surveys, nor do they typically meet the minimum standard detail and accuracy requirements for ALTA/ACSM Land Title Surveys and should not be expected to remove the survey exception from an owner's title policy. This report has been prepared in accordance with the Minimum Standards for Surveying in New Mexico and is based on record boundary information. No new monuments are set that differ significantly from their position of record.

**BENCHMARK**  
ENGINEERING SURVEYING

PO Box 1281 RUIDOSO DOWNS, NM 88346 (505) 378-4254

Legal Description: Lot 13, of RIVER'S EDGE SUBDIVISION, Lincoln County, New Mexico, as shown by the plat thereof filed in the office of the County Clerk and Ex-officio Recorder of Lincoln County, New Mexico, on December 4, 1992, in Cabinet E, Slide No. 278.

Date of Inspection: 3/5/2008



# IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY TO THE TITLE COMPANY THAT ON 3/5/2008, I MADE AN INSPECTION OF THE PREMISES SITUATED AT 13 RIVER'S EDGE DRIVE, RIVER'S EDGE, LINCOLN COUNTY, NEW MEXICO, DESCRIBED AS:

*LOT 13, OF RIVER'S EDGE SUBDIVISION, LINCOLN COUNTY, NEW MEXICO, AS SHOWN BY THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF LINCOLN COUNTY, NEW MEXICO, ON DECEMBER 4, 1992, IN CABINET E, SLIDE No. 278.*

NOTE: THE ERROR OF CLOSURE DOES NOT EXCEED ONE FOOT FOR EVERY 100,000 FEET ALONG THE PERIMETER OF THE RECORD BOUNDARY.

EASEMENTS SHOWN HEREON ARE AS LISTED IN TITLE COMMITMENT NUMBER 30401 PROVIDED BY THE TITLE COMPANY.

I FURTHER CERTIFY AS TO THE PRESENCE OF THE FOLLOWING AT THE TIME OF MY INSPECTION:

1. ACCESS TO PREMISES: PUBLIC ROAD - SEE SKETCH
2. EVIDENCE OF RIGHTS-OF-WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES, TRAILS, ALLEYS OR DRIVEWAYS, SEWER DRAINS, WATER, GAS OR OIL PIPELINES ON OR CROSSING SAID PREMISES: NONE
3. SPRINGS, STREAMS, RIVERS, PONDS, OR LAKES LOCATED, BORDERING ON OR THROUGH SAID PREMISES, (NOTE THAT WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE): THE NORTHERLY BOUNDARY IS THE CENTERLINE OF THE RIO RUIDOSO - SEE SKETCH
4. EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED, BORDERING ON OR THROUGH SAID PREMISES: NONE
5. OVERHEAD UTILITY POLES, ANCHORS, PEDESTALS, WIRES OR LINES OVERHANGING OR CROSSING SAID PREMISES AND SERVING OTHER PROPERTIES: AN OVERHEAD ELECTRIC LINE CROSSES PROPERTY - SEE SKETCH
6. JOINT DRIVEWAYS OR WALKWAYS, JOINT GARAGES, PARTY WALLS OR RIGHTS OF SUPPORT, STEPS OR ROOFS IN COMMON: NONE
7. APPARENT ENCROACHMENTS, (BUILDING, PROJECTIONS 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 INSPECTED PREMISES): NONE
8. SPECIFIC PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES: FOUND CORNERS
9. PROPERTY IMPROVEMENTS:
10. INDICATIONS OF RECENT BUILDING CONSTRUCTION, ALTERATIONS OR REPAIRS: NONE
11. PROPERTY IMPROVEMENTS APPARENTLY LOCATED WITHIN AN EASEMENT: NONE
12. AREA OF FOOTPRINT OF RESIDENCE (NOTE, THIS IS NOT THE TOTAL HEATED AREA AS WOULD BE REPORTED BY A LICENSED APPRAISER): 2,530 SQUARE FEET

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Paul van Gulick, N.M.P.S. No. 15074



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PROJECT NUMBER: 307315



100% Recycled PCW