



Map prepared by

Rio Grande Surveying Service

212 Kit Carson Road, Taos, New Mexico 87571
(575) 758-2901

draftsman: sc proofed: tp approved: SC

Improvement Location Report

This is to Certify to:

Title Co: First NM Title and Abstract Co., Inc.
Underwriter: WFG National Title Insurance Co.
Lender: ---

That on 05/04/23, I made an inspection of the premises situated at: **Prairie Song Lane, Des Montes area, El Prado, NM 87529** briefly described as: Lot 32 and Lot 33 of the Beausoleil Subdivision; within the Antonio Martinez Grant; within projected Section 2, T26N, R12E, NMPM; part of part of Tract 19, Map 44 and part of Tract 3, Map 58, Survey 4 of the 1941 TCRS.

PLAT REFERENCE: Courses are from the following: Survey plat entitled "Beausoleil Subdivision," RGSS survey no. S2136, by Scott B. Crowl, NMLS no. 12441, dated 11/2011 and filed for record in Cab. F, page 62-B. Error of closure is one foot of error for every >10000± ft. along the perimeter of the legal description provided.

Easements shown hereon are as listed in Title Commitment No.s 99034176 and 99034258 Effective: 03/29/23 and 04/28/23

See the sketch portion of this report for location of rights-of-way, existing roads or trails, water courses, ponds or lakes, cemeteries; visible utilities and accessories; joint driveways, walkways, walls, steps, garages, or roofs; apparent encroachments of buildings, signs, fences, or overhangs; physical evidence of boundary lines; location of existing buildings, and approximate distance to lot lines.

NOTE:

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 upon for the establishment of ~~faces~~ buildings, or other future improvements. ~~The improvement sketch information shown is based on boundary information taken from a previous survey and is not a boundary survey that which may be disclosed by a boundary survey. The accuracy of the indicated survey monuments has not been verified.~~

Scott B. Crowl

Surveyor, NMLS #12441

St. Bernard Expansion III, LLC to John and Molly Burns

location: Des Montes area, near Taos, Taos County, New Mexico

scale: 1" = 100' date: 05/04/23 Job. no.: I-2136 [32-33]

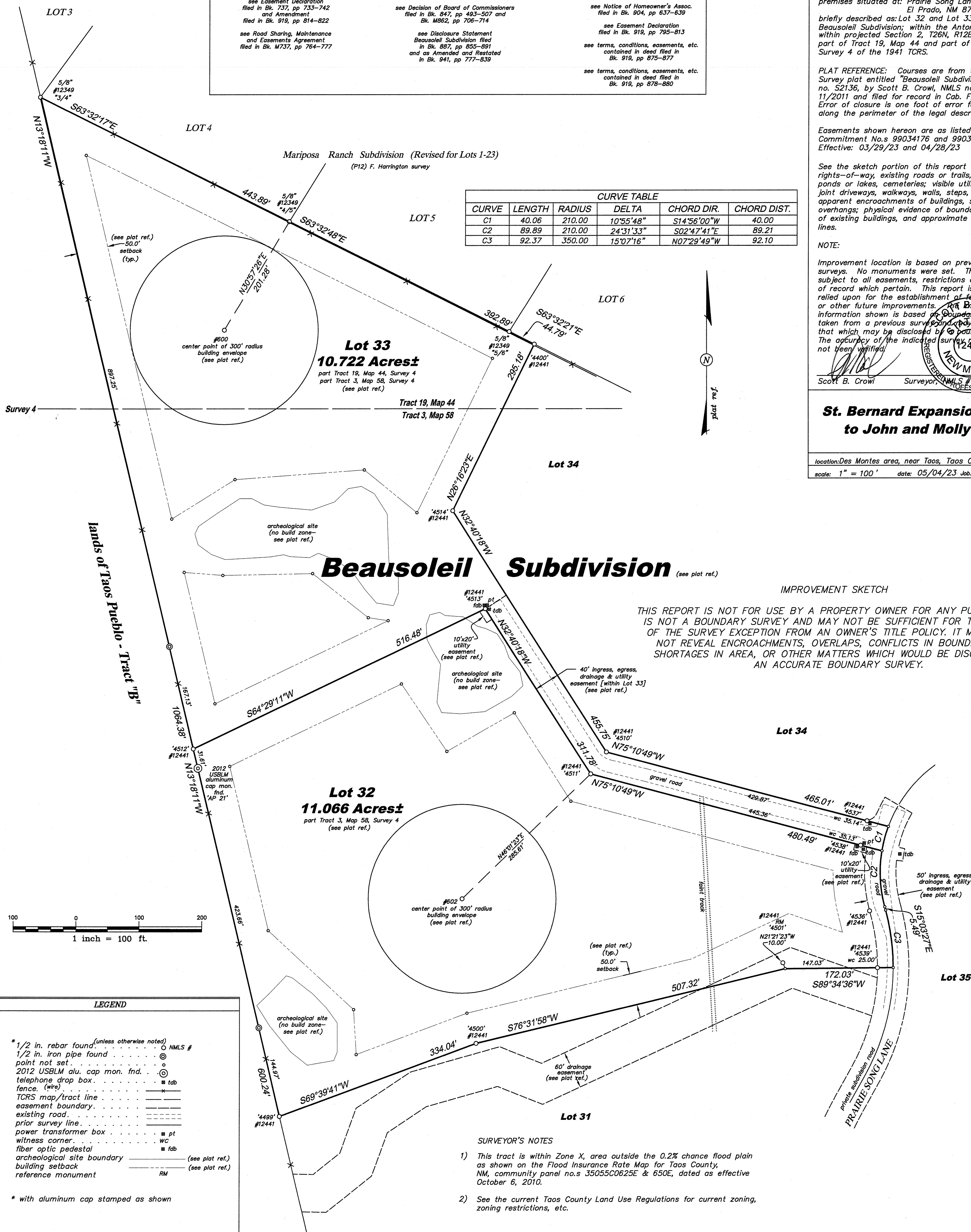
EXCEPTIONS

see reservations, etc. contained in Patent filed in Bk. A16, pp 68-97
see terms, conditions, etc. contained in deed filed in A198, pp 179-182
see easements, reservations, etc. contained in deed filed in Bk. A198, pp 183-186
see reservation of mineral rights, etc. contained in deeds filed in Bk. A220, pp 686-688 and Bk. A220, pp 689-691
see easements, restrictions, reservations, etc. contained in deed filed in Bk. 737, pp 759-763

see Grant of Easement, Equipment Interest and Maintenance Agreement filed in Bk. 737, pp 778-795
see Gate and Road Maintenance and Sharing Agreement filed in Bk. 815, pp 944-979
see Gate, Sign Easements and Road Maintenance Agreement filed in Bk. 887, pp 787-800
see Buggy-Mariposa Road Maintenance Agreement filed in Bk. 858, pp 505-533
see Decision of Board of Commissioners filed in Bk. 847, pp 493-507 and Bk. M862, pp 706-714
see Disclosure Statement Beausoleil Subdivision filed in Bk. 887, pp 855-891 and as Amended and Restated in Bk. 941, pp 777-839

see Road Agreement filed in Bk. 887, pp 801-818
see Declaration of Easements, Covenants, Conditions and Restrictions for Beausoleil Subdivision filed in Bk. 887, pp 821-854 and as Amended and Restated in Bk. 941, pp 738-776
see First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions filed in Bk. 815, pp 980-990
see First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions filed in Bk. 815, pp 980-990
see Notice of Homeowner's Assoc. filed in Bk. 904, pp 637-639
see Easement Declaration filed in Bk. 819, pp 785-813
see terms, conditions, easements, etc. contained in deed filed in Bk. 919, pp 875-877
see terms, conditions, easements, etc. contained in deed filed in Bk. 919, pp 878-880

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD DIST.
C1	40.06	210.00	10°55'48"	S14°56'00"W	40.00
C2	89.89	210.00	24°31'33"	S02°47'41"E	89.21
C3	92.37	350.00	15°07'16"	N07°29'49"W	92.10



IMPROVEMENT SKETCH

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.

SURVEYOR'S NOTES

- This tract is within Zone X, area outside the 0.2% chance flood plain as shown on the Flood Insurance Rate Map for Taos County, NM, community panel no.s 35055C0625E & 650E, dated as effective October 6, 2010.
- See the current Taos County Land Use Regulations for current zoning, zoning restrictions, etc.