



To the realtors serving in Otero County:

We appreciate your business since we've opened! We would like to pass on some information that affects about every homeowner in our community. Surveying is an often over-looked side of the real estate industry. Surveyors have various levels of law which govern their practices which we would like to share with you. Included in this letter you will find excerpts of NM State law (New Mexico Minimum Standards for Land Surveying). We hope to make these terms and procedures more transparent to save you time and money. This will allow us to provide a better standard of service to our clients.

*NM State laws are signified with Italics

IMPROVEMENT LOCATION REPORT: *A. Improvement location reporting is the preparation of an improvement location report which is a narrative report, which **may be** accompanied by a sketch, and which is issued **only to a title, abstract or escrow company or a lending institution for their exclusive use**; it shall not be represented by the surveyor as being a property boundary survey. B. If the report contains a sketch, the sketch shall contain the following words which are printed as large and as prominently as any other words upon the 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 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."*

[12.8.2.10 NMAC - Rp, 12.8.2.10 NMAC, 5/01/2007; A, 7/24/2016]

An Improvement Location Report (ILR) is our most frequently ordered service. This report is a narrative provided exclusively for a title, abstract or escrow company, or a lending institution. It is used to determine things such as the insurability of a tract of land, along with noting recent improvements for finance purposes. It is not to be used, or presented, as a boundary survey. It is a simple narrative report that may or may not have a sketch. At Alamotero Land Surveyors, LLC our ILR report includes a sketch. We believe a sketch offers a more tangible way of reporting items found in our field observations. Sales transactions of a home will likely require you to get a new ILR. Using a prior ILR can be misleading and cause improvements (or changes) that have been made to a tract of land, to be overlooked.

Legally, we are not allowed to give an ILR to a property owner, nor are we allowed to provide a prior report for the sake of 'checking the box'. The ILR is a report of observed monumentation and improvements to a tract of land based on previous recorded dimensions only. New Mexico Minimum Standards for Land Surveying does not allow for installation or replacement of disturbed or destroyed monumentation, (i.e. property corners). Generally, the timeline for a lot and block property is approximately 3-4 business days from the time it is ordered. Prices can range from \$450-650. This may increase in special cases such as large mountain or agricultural tracts.



12.8.2.7 Boundary Surveys: *Boundary surveying is the determination, description, portraying, measuring or monumentation of the boundaries of a tract of land and reflecting the relationship of the boundaries of the surveyed property (i.e. contiguity, gaps, or overlaps) with its adjoining, where ascertainable from record documents or from field evidence gathered during the process of conducting the survey of the property being surveyed.*

Boundary Survey practices are used in cases of missing or destroyed monumentation, subdivisions, family transfers, or other claim of exemptions (lot line adjustment/consolidation). Although a more costly option, a Boundary Survey requires more intensive time consuming research which results in an accurate, detailed product compared to an ILR. It requires diligent research of prior deeds, ties to section corners, information about adjoining properties and owners, and an analysis of a subdivision's quality. Unlike an Improvement Location Report, NM State Statute allows boundary surveys to be filed with the County Clerk, meaning they will become public record for anyone to access. Once the survey is complete, monuments must be set to a required standard and within a specified amount of time. These surveys are also used for defining easements, encroachments, gores, acreage or other questions. Answering these questions can require several hours of mathematical calculations. Our timeline on boundary surveys can vary from 1-3 weeks. Quotes will be dependent on many factors such as location and terrain of the property, mending gores, etc.

Find and Flag (Unclassified Surveying): Find and Flag services are commonly done for the property owner to get an idea of what 'corners' are in place. There are no guarantees that corners will be found or that they will fit. Usually this is to answer a simple question of "where is my line?" or "are my corners monumented?". This is not a survey type that is described in the minimum standards and therefore falls under the section devoted to "Unclassified Surveying".

Elevation Certificates (FEMA): Elevation certificates are a common need in Alamogordo. These surveys include a federal form which is filled out after acquiring a Base Flood Elevation (BFE) from a certified floodplain manager. We obtain this determination and official letter from the City of Alamogordo, who has an \$85 fee and turnaround of 2-3 business days. These factors are incorporated into our typical quote of \$400-500 and completion time of 3-5 business days.

Surveying is a trade that should ideally not be rush ordered. When a deal is likely and a survey or an ILR is required, please call our office to get an idea of lead time.

Our best,

Alamotero Land Surveyors, LLC