

SURVEYS

CESP	CAEP	Topic/Issue
		TYPES OF SURVEYS
X	X	<ul style="list-style-type: none"> • Insurable categories of surveys
		ELEMENTS OF AN ACCEPTABLE SURVEY
		<ul style="list-style-type: none"> • All surveys accepted for title insuring purposes should meet this criteria
X	X	<ul style="list-style-type: none"> ○ Should be legible
X	X	<ul style="list-style-type: none"> ○ The scale should be appropriate – to allow proper review
X	X	<ul style="list-style-type: none"> ○ North Arrow Shown
X	X	<ul style="list-style-type: none"> ○ Legend included
X	X	<ul style="list-style-type: none"> ○ Proper Certificate including language approved by underwriter and
X	X	<ul style="list-style-type: none"> • Date
X	X	<ul style="list-style-type: none"> • Name, Number, Seal and original Signature of Registered Professional Land Surveyor
		<ul style="list-style-type: none"> • Additionally, to be acceptable for title insuring purposes, the survey should include or depict the following
X	X	<ul style="list-style-type: none"> ○ Legal description
X	X	<ul style="list-style-type: none"> ○ Permanent Monuments
X	X	<ul style="list-style-type: none"> ○ Easements and Building Lines
X	X	<ul style="list-style-type: none"> ○ Improvements
X	X	<ul style="list-style-type: none"> ○ Encroachments and/or Protrusions
X	X	<ul style="list-style-type: none"> ○ Street address, if applicable
X	X	<ul style="list-style-type: none"> ○ Verification of public access (street designation, curb cut, etc.)
X	X	<ul style="list-style-type: none"> ○ Other visible matters (waterways, cemeteries, RR tracks, apparent roads or paths, manholes, etc.)
	X	<ul style="list-style-type: none"> • Additional requirements for – Unplatted Property
	X	<ul style="list-style-type: none"> ○ Point of Beginning (and when necessary, Point of Commencement)
	X	<ul style="list-style-type: none"> ○ Distances and calls
	X	<ul style="list-style-type: none"> ○ Closure
	X	<ul style="list-style-type: none"> ○ Adjoinder properties
	X	<ul style="list-style-type: none"> • Specific – Transaction Requirements
X		<ul style="list-style-type: none"> ○ Flood Hazard Area Certification
X		<ul style="list-style-type: none"> ○ Number and size of parking spaces
X		<ul style="list-style-type: none"> ○ Elevation details
		TITLE POLICY ENDORSEMENTS/AMENDMENTS
X	X	<ul style="list-style-type: none"> • Amendment of “area and boundary” exception
X	X	<ul style="list-style-type: none"> • T-17: Planned Unit Development

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X	X	<ul style="list-style-type: none"> • T-19, T-19.1: Restrictions, Encroachments, Minerals
X	X	<ul style="list-style-type: none"> • T-23: Access
X	X	<ul style="list-style-type: none"> • T-25: Contiguity
		<p style="text-align: center;">UNDERWRITING CONSIDERATIONS</p>
X	X	<ul style="list-style-type: none"> • Compliance with Procedural Rule P-2
X	X	<ul style="list-style-type: none"> <ul style="list-style-type: none"> ○ Use of an “existing survey”
X	X	<ul style="list-style-type: none"> <ul style="list-style-type: none"> ○ T-47 for residential or non-residential real property