



Investors Title Insurance Company

A Stock Company
P.O. Drawer 2687

Chapel Hill, North Carolina 27515-2687
(919) 968-2200 (800) 326-4842 Fax: (919) 968-2223

SURVEYOR'S REPORT FORM

To: INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on _____, _____, I made an accurate survey of the premises standing in the name of _____

_____ CITY COUNTY STATE
situated at briefly described as _____ and shown on the accompanying survey entitled: _____

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey and again on _____, _____ and at the time of such latter inspection I found _____ to be in possession of said premises as _____
(TENANT) OR (OWNER)

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: _____
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: _____
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): _____
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties: _____
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: _____
6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such): _____
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights~" In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). _____
8. Is property improved? _____
9. Indications of building construction, alterations or repairs within recent months:
(a) If new improvements under construction, how far have they progressed? _____
10. Changes in street lines either completed or officially proposed:
(a) Are there indications of recent street or sidewalk construction or repairs? _____
11. Does the property abut a dedicated public road? If not, explain what type of road it abuts. If property does not abut a road, answer this question "none." _____
12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? (If the premises are subject to restrictive covenants, have the examining attorney furnish you verbatim copy of them.) _____

Registered Land Surveyor

NOTE: In all cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with instructions on reverse side.



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SURVEY INSTRUCTIONS AND CERTIFICATE

A survey to be acceptable to INVLSIJURS TITLE INSURANCE COMPANY must be prepared in U.S. Standard of measurements and if within corporate limits of any town, village or city, must be a "transit" survey and not a "compass" survey. Preference will always be given to surveys showing bearings referred to true north but all surveys which show bearings must designate the meridian referred to whether true, magnetic or arbitrary and if true meridian is not used, approximate deflection must be noted on the plat.

- Boundaries** 1. Every survey, whether of farm or city property must indicate the physical character of the boundary lines, that is, whether fence, wall, water-course, highway etc., and if no physical evidence of boundaries exists, such fact must be noted. Any material variations from the record lines by fences, walls or structures, whether on the property surveyed or adjoining, must be shown, with the extent of such variations. If any of the boundaries or lines of record coincide with lot or property lines on any filed map, or are adopted from previous surveys, whether by the same surveyors or otherwise, such facts should be shown on the plat. The surveyor is required to check the descriptions of adjoining owners, when furnished to him, and show the extent of any variations between the boundaries as stated therein and those of the property surveyed.
- Rights of Way, Cemeteries, etc.** 2. The surveyor must indicate any water courses, drains, sewers, utility easements; joint Cemeteries, driveways, roads, paths or trails crossing the property the closing of which might affect the rights etc. of adjoining owners, whether legal or assumed. He must also show any existing cemetery or burying grounds on surveyed property
- Streets and Alleys** 3. Names of streets and alleys must be shown with the distance from the nearest corner to **beginning** point of property surveyed. Width of street and sidewalk in front or at side of premises should be shown with width of alley in rear or side of premises.
- Party Walls** 4. The nature, character, location and width of all walls on or near boundary lines should be shown. Show all projections beyond face of wall and indicate the portion of wall on the property and the portion on adjoining property and whether subject to beam rights. The thickness of walls throughout entire length should be shown. If building on premises has no independent wall but uses any wall of adjoining premises, this condition should be shown and explained. The same requirements apply where conditions are reversed.
- Adjoining Owners and Lot Numbers** 5. Indicate o survey the names of adjoining owners on all sides of the premises which information may be obtained from occupants. Lot numbers of the property in question and of adjoining lots must be shown.
- Encroachments** 6. Encroachments of buildings and of structural appurtenances, such as fire escapes, bay windows, etc., by or on adjoining property or on abutting streets, must be indicated with the extent of such encroachments.
- Building and Lot Lines** 7. All buildings on property must be shown with dimensions and relation to lot and building lines. If conditions in chain of title or zoning ordinances require building to be set back specified distances from street or property line survey must show measured distances from said building to said line. In acreage surveys buildings may be plotted to scaled positions.
- Area** 8. Show acreage of the property except in cases of small lots.
- Contiguity** 9. If survey comprises several parcels, show interior lines and facts sufficient to insure contiguity. We should be furnished with a consolidated description. Caution should be used to see that there are no strips or gores.
- Courses and Distances** 10. Courses and distances should be properly denoted, showing stakes or other monumentations appearing on the premises. Map should show arrow pointing north and give scale of distances.
11. All maps must show City or Town and State where premises located with such other notations as will accurately identify property surveyed. The certificate thereon must be dated as of date survey was made, signed by surveyor, and be to the effect that the survey was actually made on the ground as per record description and is correct; that there are no encroachments either way across property lines except as shown.

The certificate should be addressed, to-wit: "To all parties interested in title to premises surveyed"

In addition to the certified map of the survey we require the report to be filled out by the surveyor on the "SURVEYOR'S REPORT" on the reverse side of this form.