



The Dividing Line
Understanding & Reading
Residential & Commercial Surveys

LEGAL EDUCATION DEPARTMENT
Attorneys' Title Fund Services, Inc.

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(800) 336-3863

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for information about our programs
EducationRegistrar@thefund.com
(888) 407-7775

All references herein to title insurance policy forms and endorsements are intended to refer to the policy forms and endorsements issued by Fund members as duly appointed title agents of Old Republic National Title Insurance Company.

These materials are for educational use in Fund seminars. They should not be relied on without first considering the law and facts of a matter. Legal documents for others can only be prepared by an attorney after consultation with the client.

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The Dividing Line

Understanding & Reading
Residential & Commercial Surveys

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Senior Legal Education Attorney

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Overview – 3-Part Program

- Part 1
 - General information about surveying
 - Why survey
 - What to review on survey map
 - Flood areas & insurance
 - Ordering surveys
- Part 2
 - Reviewing survey maps & reports
 - Residential boundary survey reads
- Part 3
 - Commercial ALTA/NSPS survey read



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Background & Legal Descriptions

2

Surveying

- Survey – “2. [t]he measuring of a track of land and its boundaries and contents ...”
 - Black’s Law Dictionary
- “[T]he result of any professional service work resulting from the practice of Surveying and Mapping as defined in chapter 472, F.S.”
 - Rule 5J-17.050 (11), F.A.C.



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Surveying



- Earliest known book in English on surveying printed in 1523
- Washington & Jefferson were surveyors as well as Lincoln
- Jefferson
 - Inspired by “Down Survey” of Ireland
 - First large-scale systematic boundary survey
 - Improved by using regular rectangular subdivisions



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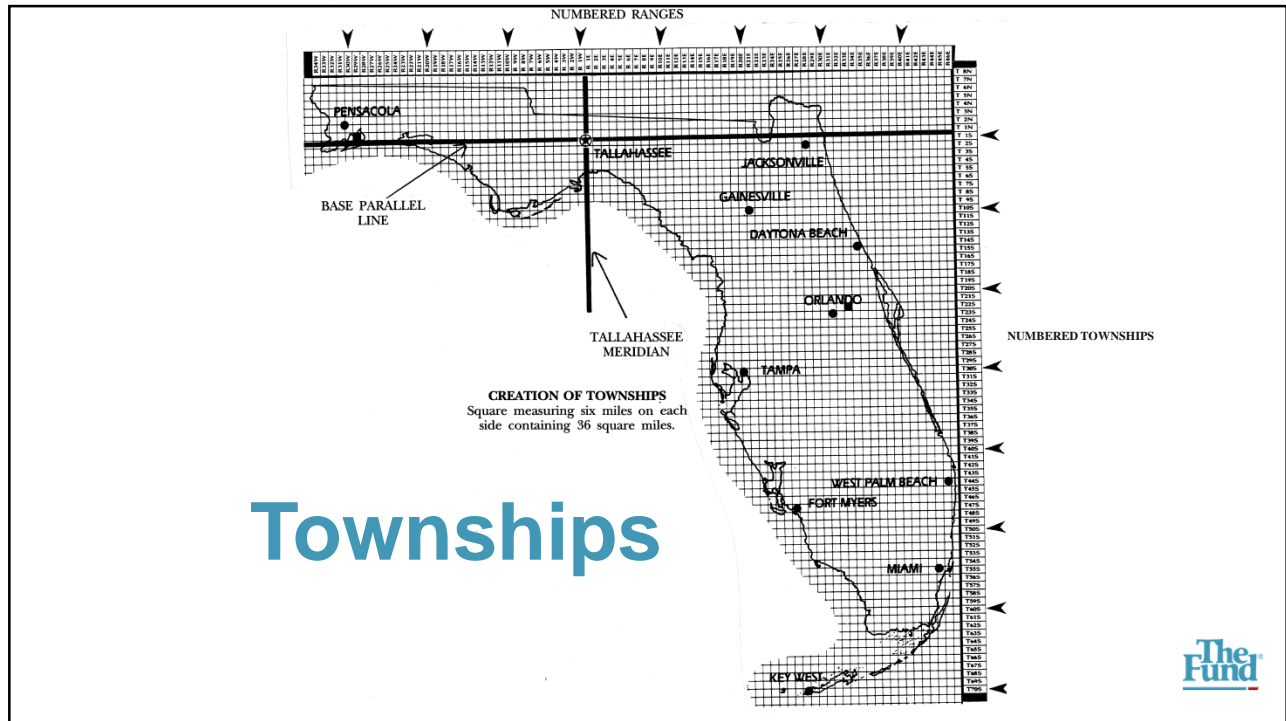
Legal Description



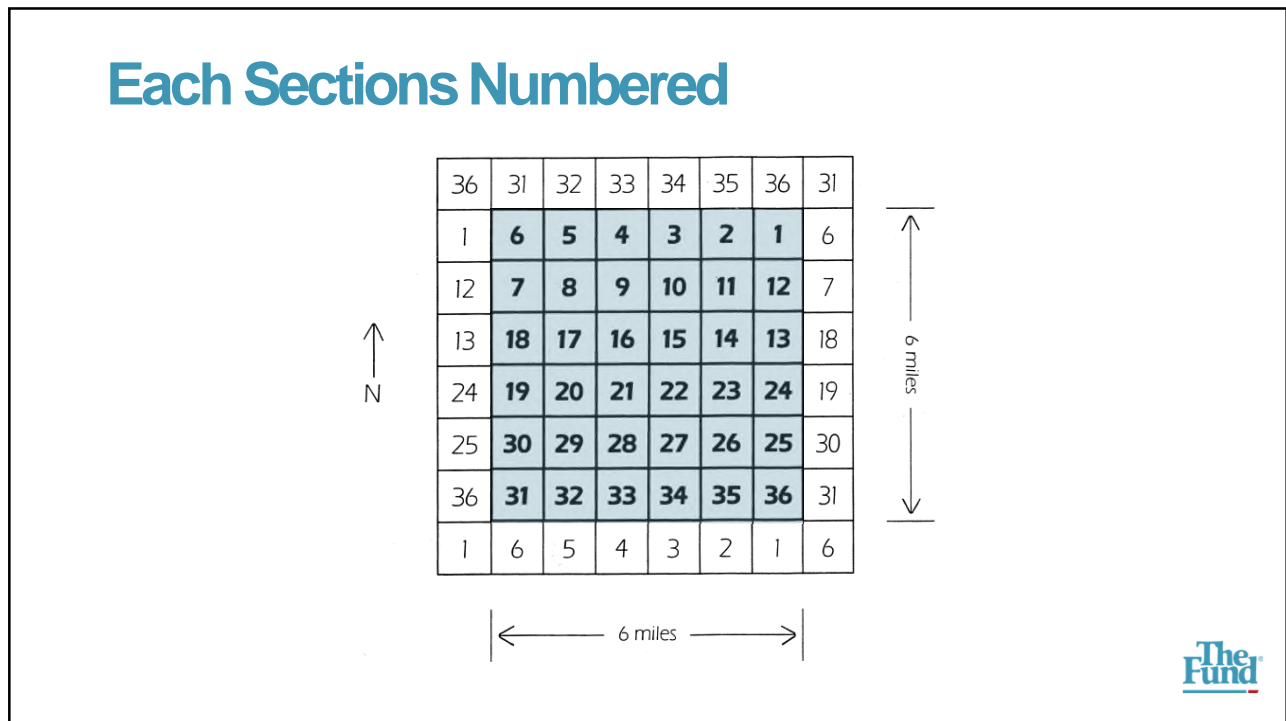
- Title Notes Chapter 13
- Description is sufficient if using said description of land a surveyor can locate the same
 - TN 13.03.09 Test of Sufficiency
 - *Burns v. Campbell*, 180 So. 46 (Fla. 1938)
 - *Maynard v. Miller*, 182 So. 220 (Fla. 1938)



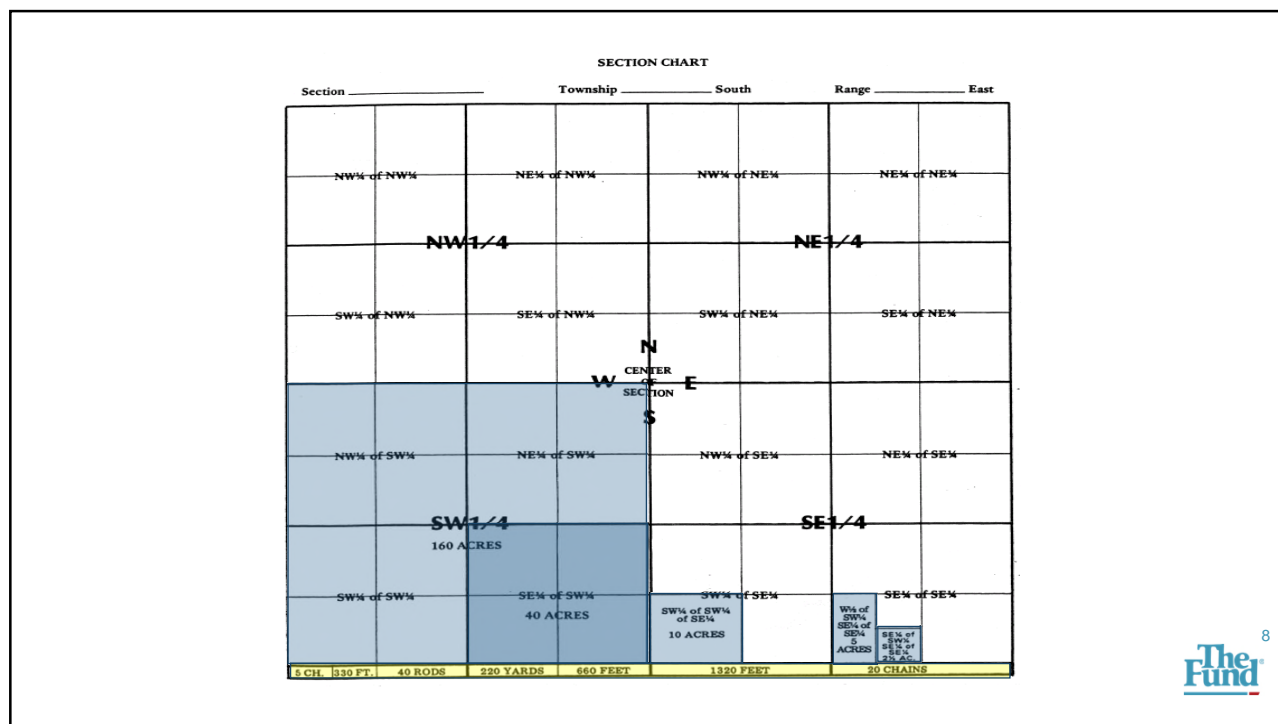
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6



7



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Legal Descriptions in Florida

- Aliquot Parts
 - N $\frac{1}{2}$ of S $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2 of Township 16 south and Range 25 east
- Metes & Bounds – running description
 - Beginning at a point from which the northeast quarter corner of Section 2, T. 16 S, R. 25 E, Florida, bears N 45° W 1,320 feet, at which point of beginning an iron stake has been placed; thence south 600 feet to a point also marked by an iron stake; thence N 45° W 700 feet to a concrete marker; thence northeasterly to the point of beginning

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Legal Descriptions in Florida

- Lot & Block as part of a plat
 - Lot 31 of Block “a” of Waters Edge, according to the Plat thereof recorded in Plat Book 72, Page 43, of the Public Records of Broward County, Florida



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Types of Surveys

- Rule 5J-17.051(3)(b), F.A.C.
 - “Each survey map and report shall state the type and/or purpose of the survey it depicts”
- Rule 5J-17.050 F.A.C.
 - 1) As-Built/Record Survey
 - 2) Boundary Survey**
 - 3) Construction Layout Survey
 - 4) Condominium Survey
 - 5) Construction Control Survey
 - 6) Control Survey
 - 7) Elevation Survey
 - 8) Hydrographic/Bathymetric Survey
 - 9) Tidal or non-tidal Water Boundary Survey
 - 10) Photogrammetric Survey including Orthorectified Imagery
 - 11) Quantity Survey
 - 12) Topographic Survey



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ALTA/NSPS Land Survey

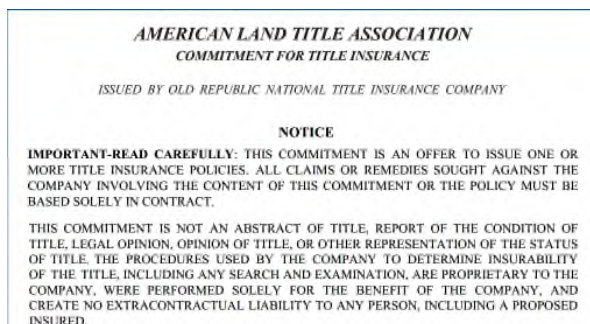
- ALTA – American Land Title Association
 - Title agents trade organization
 - Drafts all title policies
 - Lobbies on behalf of title agents
- NSPS – National Society of Professional Surveyors, Inc. is legal successor organization to ACSM
- ACSM – American Congress on Surveying & Mapping



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Record Search – Same Documents

- Title
 - Chain of ownership
 - Marketability of title
- Surveyor
 - Location & configuration of property
 - Relation to adjoining parcels
 - Physical features – roads, watercourses, etc.



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Beyond Provided Record Search

- Surveyor must perform
 - “[R]esearch of records with sufficient scope & depth to identify with reasonable certainty: . . .”
 - Location of record boundaries
 - Conflicting record & ownership boundaries
 - Abutting property
 - Affecting property or
 - Access to property
 - Not required to complete a title search
 - Rule 5J-17.052 (1)(a) 2, F.A.C.

Beyond Provided Record Search

- Surveyor may check
 - Original General Land Office files notes & surveys (GLO)
 - Records also used for sovereignty lands inquiry
 - Deeds of adjoining tracts
 - Helps with issues in legal descriptions
 - May show clues to a call not available in subject legal description
 - Prior surveys, recorded deeds, title reports, original tract maps, etc.



Surveyor's Rules

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Survey Mindset

- Surveyor's work is
 - An opinion & not conclusive
 - Not official judgment
 - More of an art – don't be afraid to ask questions
- Surveyor's job
 - Find original monuments or where they were originally located
 - Monuments on ground control
 - Inquire into all facts
 - Use facts & evidence to form an opinion
- Different survey results are just differences of opinions
 - Surveyor's duty to inform other surveyor of a different opinion



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Basic Rules of Surveying

- Original monuments or place where originally located are paramount
 - If original monument no longer discoverable
 - Location is one of evidence
- Surveyor's location of monuments & survey itself is an opinion
 - Not judicial decision
- Surveyors have equal duty to client as well as client's neighbor

*"The facts, Ma'am.
Just the facts."*



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Basic Rules of Surveying – Surveyors have

1. Quasi-judicial capacity
2. Responsibility to public is equal to client
3. Objectivity
4. No true answer - only well reasoned answers
5. Professional cooperation with other surveyors
6. To keep the peace in neighborhood

*"The facts, Ma'am.
Just the facts."*



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Florida Rules – Standards of Practice

- Rule 5J-17.051(3)(c), F.A.C.
 - All survey maps & reports must include
 - Name
 - Certificate of authorization number
 - Street & mailing address of business entity issuing map & report
 - Name & license number of surveyor & mapper in charge
 - Surveyor & mapper practicing independent of any business entity must include
 - Name
 - License number
 - Street & mailing address on each survey map & report
- Good news – it's on the checklist



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Standards of Practice – Boundary Inconsistencies

- Rule 5J-17.052 (3)(a), F.A.C.
- Potential boundary inconsistencies shall be addressed & shall be clearly indicated & explained
 1. Overlapping or gaps in descriptions
 2. Excess or deficiency
 3. Conflicting boundary lines or monuments, or
 4. Doubt related to survey lines/property rights
- Open & notorious evidence & dimensions
- Apparent physical use related to adjoining property
- Failure to locate foundations which might violate deed/easement lines to be noted



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Liability Insurance – Sec. 472.015(12), F.S.

- Professional liability insurance or
 - Provide notice that entity does not carry professional liability insurance
 - Notice a sign prominently displayed in the reception area &
 - Written statements provided in a form & frequency as required by rule of the Board of Professional Surveyors and Mappers
 - License may be revoked if entity fails to pay final judgment in connection with the provision of, or failure to provide, services – Sec. 472.015(13), F.S.
- Good news – it's in request for survey & on checklist



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Standards of Practice & Fund TN 25.03.06 A

1. Registered Florida Land Surveyor & Mapper
2. Signed & dated
 - a. Recertified as needed
 - b. Seal affixed
3. Adequate/accurate legal description
 - a. Acreage – tie to section/quarter corner
 - b. Platted – tie to identifiable reference point
4. Location of visible elements effecting property
 - a. Non-visible, except for plat, not located unless information furnished to surveyor
5. Encroachments or discrepancies



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Why Survey?

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Why Survey?

- **Uncover potential title problems**

- 1) Using legal description, verifies property may be found & “closes”
- 2) Relation to adjacent properties
- 3) Relation of occupied lines to recorded lines
 - Encroachments
- 4) Location of improvements
- 5) Unrecorded easements & other matters not of record
- 6) Water boundaries
- 7) **When issuing ALTA 9 series – REM** (Restrictions, Encroachments, Minerals)

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Survey, Marketability & Title Insurance

- How does a survey affect title insurance?
 - Except from coverage encroachments & other issues
- What does a survey have to do with marketable title?
 - Observed use vs. legal boundary
- Why does the lender say they don't require a survey?
 - Their requirements are only for ALTA Form 9 endorsement
 - Provides additional coverage
- How can I provide my client best title insurance coverage possible?
 - Specific survey exception
 - Eliminate other standard exceptions

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY OF TITLE INSURANCE (With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

continued on next page

Schedule B-II Exceptions - Commitment







Schedule B-II

Issuing Office File Number:

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2.  a. General or special taxes and assessments required to be paid in the year _____ and subsequent years.
2.  b. Rights or claims of parties in possession not recorded in the Public Records.
2.  c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
2.  d. Easements or claims of easements not recorded in the Public Records.
2.  e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3.  Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

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AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (With Florida Modifications)





ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Policy Number:

SCHEDULE B EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year and subsequent years.
2.  Rights or claims of parties in possession not recorded in the Public Records.
3.  Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4.  Easements, or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6.  Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

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Not Pre-printed in M21 Sch. B

*AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY
(With Florida Modifications)*

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Policy Number: (enter text here)

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Schedule B – Part I

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year (enter text here) and subsequent years.



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Waiving The “Standard” Survey Exceptions

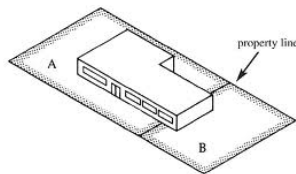
- Sec. 627.7842, F.S.
 - “(1)(a) If a survey meeting the standards of practice. . . and certified to the title insurer by a registered Florida surveyor has been completed. . . within 90 days before the date of closing, the title policy **may only except** from coverage the encroachments, overlays, boundary line disputes, and other matters which are actually shown on the survey”
- May use an older survey if
 - No changes
 - Affidavit from owner stating no changes
 - Add old survey exceptions to new commitment
 - See TN 25.03.06



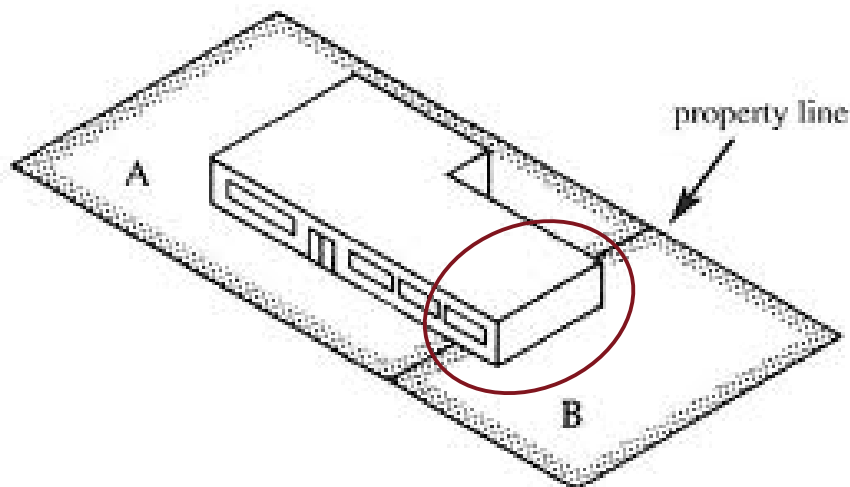
31

Encroachments

- “In the absence of an easement or agreement, no person has any right to erect buildings or other structures on his or her own land so that any part, however small, will extend beyond the boundaries, **either above or below the surface**, and thus encroach on the adjoining premises”
 - Actionable trespass
- 1 Fla. Jur. 2d Adjoining Landowners §13 Encroachments



Encroachments



Encroachments

- *Loeffler v. Roe*, 69 So. 2d 331 (Fla. 1953)
 - Purchaser alleged unmarketable title
 - Corners of building overhung street & alley by approximately one foot
 - Corner of concrete open porch extended four inches into alley
 - Were not “substantial”
 - No interference with normal use
 - Little likelihood of litigation
 - Were inconsequential
 - De minimis non curat lex (the law does not care for small things)
 - Small encroachments, work with underwriting



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Waiving the “Standard” Survey Exceptions, but...

- Sec. 627.7842, F.S.
 - “(1)(a) If a survey. . .
 - (2) The title insurer. . . may except from coverage the items specified in subsection (1) if the title insurer. . . has knowledge of facts requiring the exceptions, notwithstanding the survey. . . if the insurer. . . discloses such facts to the proposed insured.”

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by _____, dated _____, bearing Job # _____:

- a. [itemize specific survey matter];*
- b. [itemize other specific survey matter];*
- c. [itemize other specific survey matter].*



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ALTA/NSPS Survey Standards (Additional)

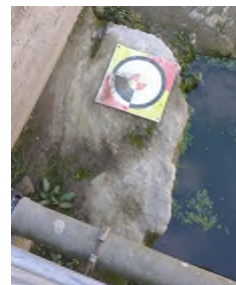
Commercial & Large Transactions

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Commercial Surveys



- ALTA/ACSM the predecessor to ALTA/NSPS began in 1962
- More than just encroachments & building line violations
- Good practice to pull title searches from adjoining properties



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ALTA/NSPS Survey Requirements

- On-site field work required pursuant to section 5*
- Preparation of a plat or map pursuant to section 6*
- Any information from Table A requested by client; &
- Certification outlined in section 7*
 - *2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys

American Land Title Association® (ALTA®)
National Society of Professional Surveyors (NSPS)

Minimum Standard Detail Requirements
For ALTA/NSPS Land Title Surveys

**MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS**
(Effective February 23, 2021)



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ALTA/NSPS – Fieldwork – Section 5

- Monuments
 - On the ground control
- Rights of way & access
- Lines of possession & improvements along boundaries
- Buildings
- Easements
- Cemeteries
- Water features



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ALTA/NSPS – Plat or Map – Section 6

- Evidence & locations monuments & lines located during fieldwork
- Boundary, descriptions, dimensions & closures
- Easements, servitudes, rights of way, access & documents
- Presentation – at least 8.5 X 11

ALTA/ NSPS Land Title Survey

S.A. Limited Partnership

No. 2023402408 001
123 Fund Avenue, Kissimmee, FL 34747



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Table A – Optional Survey Responsibilities & Specifications

American Land Title Association® (ALTA®)
National Society of Professional Surveyors (NSPS)

Minimum Standard Detail Requirements
For ALTA/NSPS Land Title Surveys

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: Whether any of the nineteen (19) items of Table A are to be selected, and the exact wording of and fee for any selected item, may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client must be identified as 20(a), 20(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 20.

If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1. _____ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.



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ALTA/NSPS – Certification – Section 7

To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements of ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items _____ of Table A thereof. The field work was completed on _____ (date).

Date of Plat or Map: _____ (Surveyor's signature, printed name and seal with Registration/License Number)



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Flood Areas & Insurance

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National Flood Insurance Program (NFIP)

- National Flood Insurance Act of 1968
- 1994 – new requirement to re-map every five years
- 2004 – new
 - Cease payments for damages to structures subject to repetitive losses
 - Digital mapping available

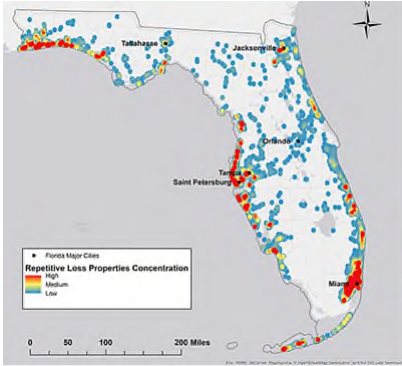


National Flood Insurance Program (NFIP)

- Communities are required to maintain
 - Floodplain management
 - Development
 - Stormwater management
 - Failure to do so, could lose ability to acquire flood insurance from NFIP
 - No FEMA



Flooding



- 100-year or floodplain
 - 1% annual chance of flood event
 - 50-year = 2%
 - 500-year = .2%
- Floodplains a/k/a flood hazard areas, flood-prone areas
- Wetlands – hydric soils, hydrology & vegetation

Lending in Flood Areas

- Flood insurance required if in 1% annual chance floodplain, if loan is backed by
 - Fannie Mae
 - Freddie Mac
 - Other federal agencies
- Lenders may force place



Contract – FR/Bar Paragraph 10

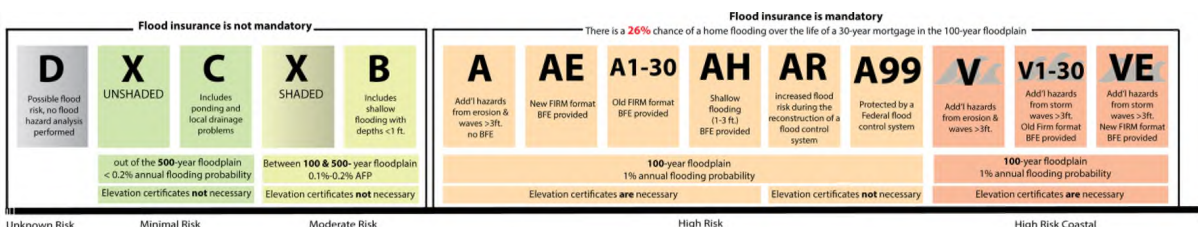
- Not part of surveyor's requirements in F.A.C.
- Part of Survey instructions, paragraph 13

(d) **FLOOD ZONE; ELEVATION CERTIFICATION:** Buyer is advised to verify by elevation certificate which flood zone the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to improving the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area" or "Coastal Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and Wildlife Service under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and/or flood insurance rating purposes is below minimum flood elevation or is ineligible for flood insurance coverage through the National Flood Insurance Program or private flood insurance as defined in 42 U.S.C. §4012a, Buyer may terminate this Contract by delivering written notice to Seller within _____ (if left blank, then 20) days after Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract, failing which Buyer accepts existing elevation of buildings and flood zone designation of Property. The National Flood Insurance Program may assess additional fees or adjust premiums for pre-Flood Insurance Rate Map (pre-FIRM) non-primary structures (residential structures in which the insured or spouse does not reside for at least 50% of the year) and an elevation certificate may be required for actuarial rating.

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Survey Instructions

13. Flood zone designation(s) indicating whether the subject property is located inside the special flood hazard areas as shown on the published Flood Hazard Boundary Map (FHBM) or in Flood Insurance Rate Map (FIRM) Zones A, AE, A1-A30, AH, AO, A99, AR, AR/AE, AR/AO, AR/A1-A30, AR/A, V, VE, or V1-V30, to evidence whether the subject property lies in a flood area.

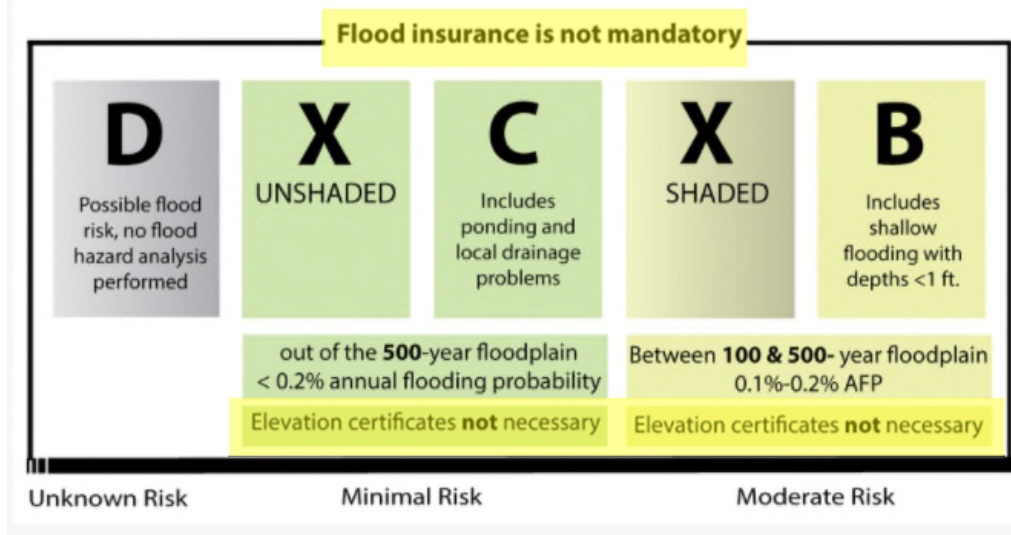


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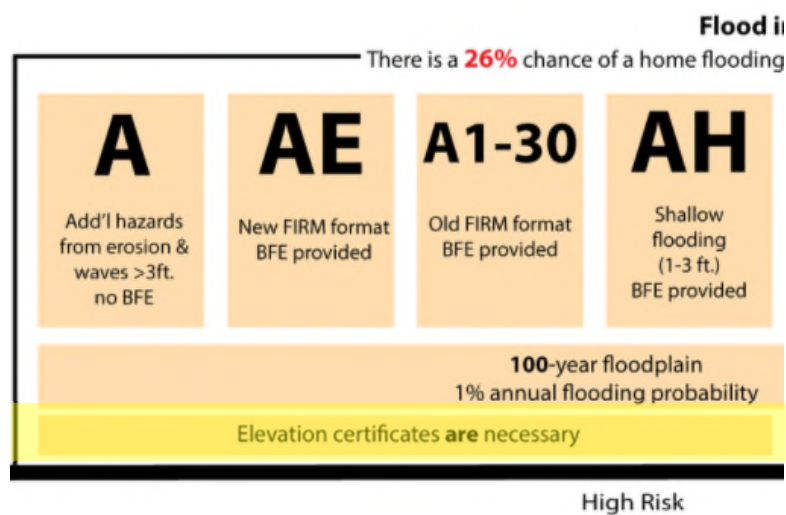
Flood Insurance is not Mandatory



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Flood Insurance & Elevation Certificates are Necessary



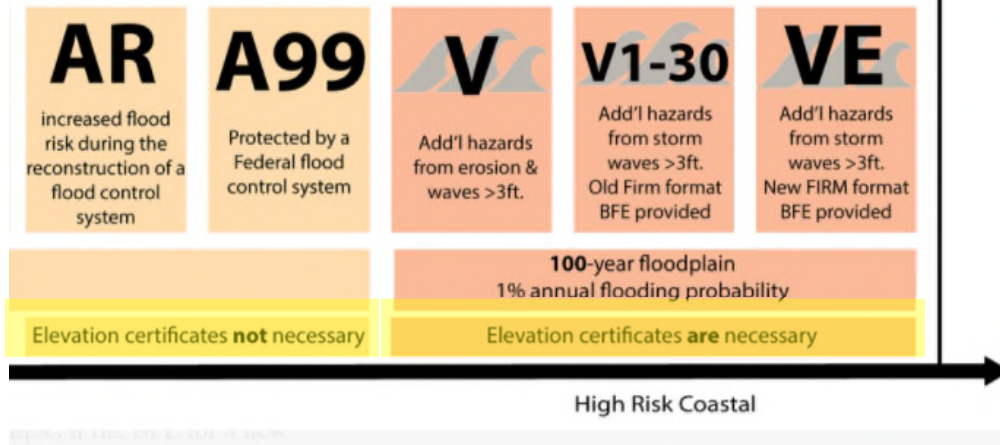
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Flood Insurance is Necessary; Elevation Certificates

insurance is mandatory

g over the life of a 30-year mortgage in the 100-year floodplain



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Flood Zones

- <https://msc.fema.gov/portal/home>
- Enter address & click "search"



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Ordering & Reviewing Survey Maps & Reports

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Review Requirements

- Contract provisions
 - Scope & timing
- Florida Statutes
- Florida Administrative Code
 - Surveyor only required to show what is on recorded plats...
 - “When location of easements or rights-of-way of record, other than those on record plats, is required, **this information must be furnished to the surveyor and mapper**” Rule 5J-17.052 (4)(d), F.A.C.
 - Why we send B-II & supporting documentation from title commitment with request
- Title Notes



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Instructions to Surveyor

- MUST provide legible copies of
 - Title commitment
 - Associated documents to title commitment
 - Zoning information
- Access permission
 - Sec. 472.029, F.S. authorization to enter lands of third parties

INSTRUCTIONS TO SURVEYOR ☐ Boundary Survey ☐ ALTA/NAPS Survey

File: Click or tap here to enter text.
Address: Click or tap here to enter text.
Closing date: Click or tap to enter a date.
Closer: Click or tap here to enter text.

Enclosed is the Title Commitment and supporting documents. For an ALTA/NAPS survey, a zoning report is provided for inclusion on field work and map. If any part of information provided is not legible, please notify us immediately so that we may provide a legible copy.

All surveys must show and comply with the following:

1. Comply with Rules 5J-17.051 and 5J-17.052 F.A.C.
2. Legend with all symbols used on the map.
3. A complete legal description of the property. Note any discrepancies between legal description and as used or surveyed. Include the point of beginning if it is contained in the legal description.
4. Perimeter of the property by courses and distances and of all lines described by referenced to the line of another piece of property.
5. Any improvements to the extent constructed and relation of improvements by distances to perimeter of property, established building setback lines and street right-of-way lines.
6. All matters affecting the property, including fences, power lines, telephone lines, pipelines, lakes, streams, private roadways, etc.
7. All paved areas, including drives, walks, private roadways, parking spaces, and such improvements as swimming pools, tennis courts, etc. If applicable, the number of parking spaces must be shown.
8. Location and width of all easements and other matters of record referred to in the title commitment, showing book and page or instrument number of recording. Include a statement that all easements and other matters of record are located pursuant to the specific recorded documents.
9. Encroachments and the extent thereof in feet and inches (if practicable) upon the property.
10. Location and width of all dedicated public streets, travel ways, evidence of travel use or rights-of-way which abut or cross the subject property, including an indication that the road right-of-way abuts the property line, and whether such access is paved to the property line.
11. Nearest adequate source of sewer, water, electric, telephone, and gas service.

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Documents from a Boundary Survey

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R.
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

- Plat or Plot
 - Too much detail
 - Incomprehensible
 - Too little detail
 - Not credible &
 - Missing critical information
- Always read notes on the survey map / plat / plot
- May be recorded – see report

57



57

Survey Reports

- Description
 - Written narrative of surveyor's opinion
- Report a/k/a survey report a/k/a/ forensic report
 - Contains detailed explanation
 - Analysis
 - Factual basis for decisions
 - Information
 - Sensitive to client
 - Harmful to client or
 - No public interest
 - Ask for & review



Part 2

Reviewing Survey Maps

60

Most Important Elements of a Survey

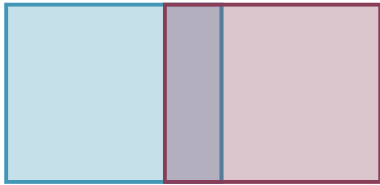
- Boundaries
 - Perimeter of property
 - Perimeter of improvements
 - Whether totally within perimeter boundary
 - Easements
 - Improvements within easement boundaries
 - Unrecorded
 - Non-governmental setbacks (if noted)
- Surveyor's notes
- Boundary lines have nonphysical width
 - Anything "on the boundary line" encroaches on both sides

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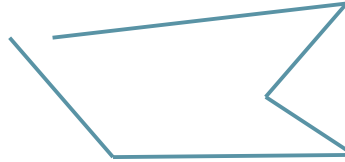
61

Big Issues

- Overlap



- Failure to close



- Gap

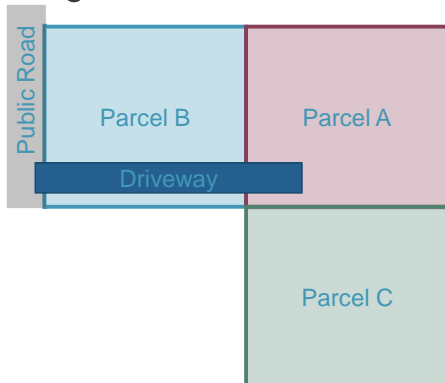


- Assumptions by surveyor

62

Big Issues

- Actionable Trespass
 - Parcels A & B divided years ago



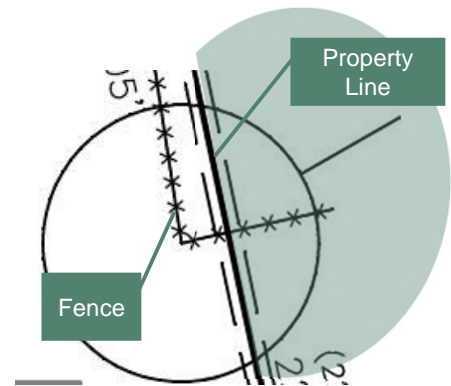
- Encroachments into or onto easements

- Servient – one who gave the easement to another
- Dominant – one who has privilege to use easement
 - Servient limits or blocks use
 - 3rd party trying to use
 - One dominant infringing on another dominant's rights

63

Encroachment

- Something not in the allowed area
 - Neighbor's shed on subject property
 - Pool within a utility easement
 - Driveway within a utility easement
- Small encroachments may impact marketability of title
- Encroachment solutions
 - License
 - Easement
 - Removal



64
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64

Other Elements to Take Note Of

- Uncertain
 - Boundary locations
 - Measurements
- Notation of monuments
- Lines of occupation or possession
- Parties in possession
- Signs of recent construction
- Water features
- Assumptions
- Based on prior survey



65
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65

Legal Description

- On the survey map
- Must be accurate
- Metes & Bounds
 - Should be read at least 3 times for survey review
 1. Provides idea of the parcel
 2. Read item by item as you sketch outline
 3. Trace survey map while reading to ensure accuracy
 4. Additional reads:
 - a. Backwards
 - b. To another person
 - Tip – just copy & paste – after ensuring legal is correct



66

Survey Components

- Closure
 - Does the legal close?
- Exceptions
 - Large description excepts a portion already conveyed
- Easements & restrictions
 - Blanket vs. specific
- Watch out for assumptions
 - Locations of roadways & right of ways
 - Was there an assumption prior good or
 - Did surveyor research



67

Compliance with F.A.C. & Title Notes

- Map
- Name & address
- Certification – per instructions
- Signed & Seal
- Dated
- North arrow
- Legend
- Plus much more

Survey Checklist

File: <small>Click or tap here to enter text.</small>	<input type="checkbox"/> Proposed insured documents
Address: <small>Click or tap here to enter text.</small>	<input type="checkbox"/> Drawing correctly maps the metes & bounds description
Closing date: <small>Click or tap here to enter a date.</small>	<input type="checkbox"/> The drawing matches the recorded Plat
Closer: <small>Click or tap here to enter text.</small>	<input type="checkbox"/> Drawing Identified Essential Features

Technical Requirements

- ☐ Includes surveyor's
- ☐ Original embossed seal or
- ☐ Electronic seal
- ☐ Seal states "Florida Registered Surveyor & Mapper"
- ☐ Survey is signed
- ☐ Survey is dated
 - ☐ Field work done ____/____/____ (more than 90 days ago, comply with 7N 25.03.06(8))
 - ☐ Drawing signed ____/____/____
- ☐ Name
- ☐ Address
- ☐ Certificate of authorization number
- ☐ License number
- ☐ Statement survey not valid without signature and seal

Certifications

- ☐ NEW survey certified to
 - ☐ Proposed insured buyer
 - ☐ Proposed insured lender
 - ☐ Old Republic
 - ☐ Fund Member's office
 - ☐ Seller
- ☐ PRIOR survey certified to
 - ☐ Seller or
 - ☐ Prior owner in chain of title
- ☐ ALT/ANSPS language as needed
- ☐ Directional north arrow located
- ☐ All symbols used on map are defined in legend
- ☐ Surveyor's notes have been read carefully
- ☐ Legal access confirmed
 - ☐ Map shows access to public road
 - ☐ Map shows access via private road
 - ☐ Verified easement for use and that private road connects to a public road

Legal Description Accuracy

- ☐ Legal description matches the
 - ☐ Last deed of record, if not contact Fund underwriting
 - ☐ Title commitment

Matters that may impact insurability:

- ☐ Any encroachments of improvements from insured land onto adjoining land
- ☐ Any encroachments of improvements from adjoining land onto insured land
- ☐ Any improvements located on property that is or was submerged
- ☐ Any encroachments in any easements
- ☐ Any encroachments of road rights-of-way
- ☐ Any violations of building setback lines
- ☐ Any gaps or overlaps (i.e., discrepancies between description in recorded instrument & any markers on the ground designating the boundary as actually used & occupied)
- ☐ Parties in possession
- ☐ Professional Liability Insurance in the amount of \$ _____

Seal to surveyor

- ☐ Title commitment with legible supporting documents
- ☐ Zoning information (ALT/UNSPS only)
- ☐ Anything Unusual Click or tap here to enter text.

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Boundary Surveys

Residential

69

70

71

Property Address: 109 South 28th Lane Waterway, Florida, 33268	General Notes: 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified. 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat 5.) Wall ties are done to the face of the wall. 6.) Fence ownership is not determined. 7.) Bearings referenced to line noted B.R 8.) Dimensions shown are platted and measured unless otherwise shown. 9.) No identification found on property corners unless noted. 10.) Not valid unless sealed with the signing surveyors embossed seal. 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted 13.) This is a BOUNDARY SURVEY unless otherwise noted. 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties. 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.
Flood Information: Community Number: 987654 Panel Number: 1234567890 Suffix: C Date of Firm Index: 01/02/1996 Flood Zone: AO Base Flood Elevation: 1.0 Date of Field Work: 10/20/2021 Date of Completion: 10/22/2021	
Legal Description: Lot 35, of Block 1, of SANDPIPPER BOULEVARD ESTATES, according to the plat thereof, as recorded in Plat Book 44, Page 151, of the public records of Collier County Florida	

72

72

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others.
This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements.
Underground utilities, footings, or encroachments are not located on this survey map
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Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.

Under the "Page Scaling" please make sure you have selected "None".

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To: Toby & Mary Keefer

Loyal Fund Member

The Fund, Old Republic National Title Insurance Company
Biggie Bank

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by —

EFRAIN LOPEZ dated **10/22/2021** bearing Job # **VB123** ;

a. **DRIVEWAY ENCROACHES INTO EASEMENT ALONG SOUTH LOT LINE.**

**M.E. Land Surveying, Inc.**

10665 SW 190th Street, Suite 3110 Miami, FL 33157

Phone: (305) 740-3319

Fax: (305) 669-3190

LB#: 7989



76

76

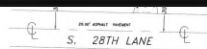
Ordered By: Loyal Fund Member



NOT INCLUDED



**Notes: DRIVEWAY ENCROACHES INTO EASEMENT
ALONG SOUTH LOT LINE.**



Accepted By:

Property Address:
109 South 28th Lane
Wakeland, Florida 33208

SIGNED: **EFRAIN LOPEZ**
STATE OF FLORIDA
P.E. No. 5792

FOR THE FIRM

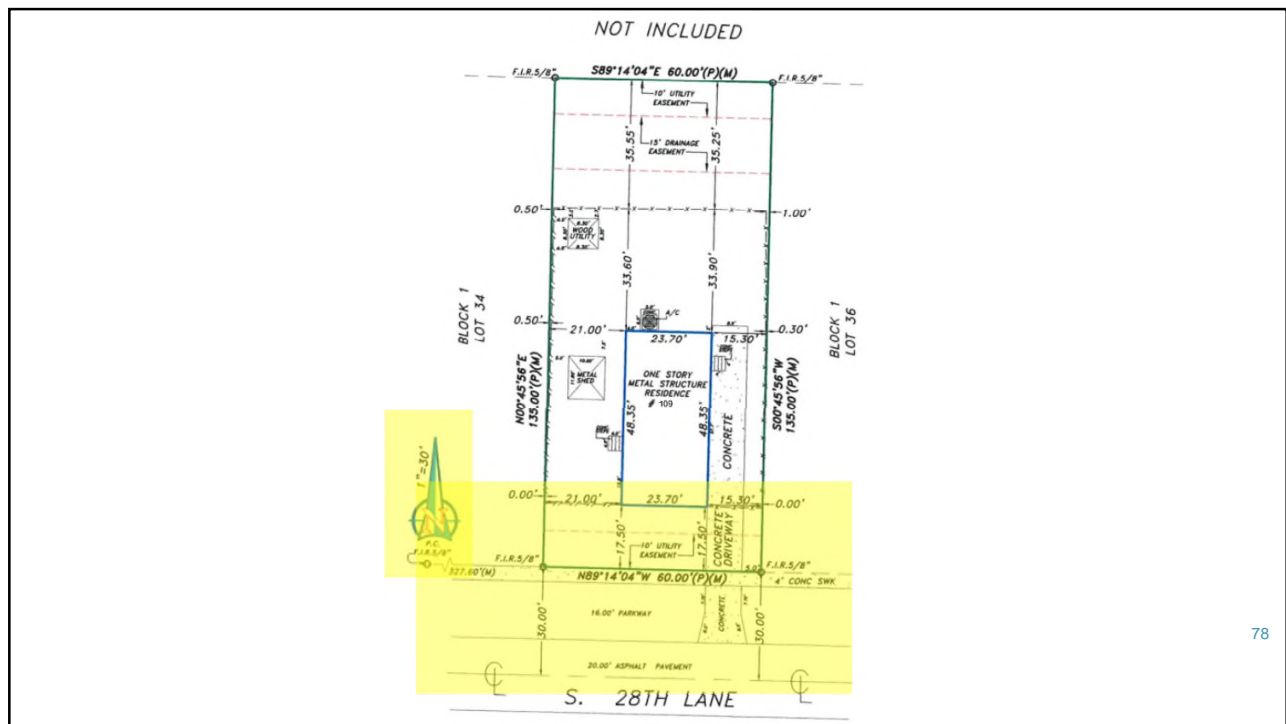
M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB# 7989

Notes: DRIVEWAY ENCROACHES INTO EASEMENT
ALONG SOUTH LOT LINE.

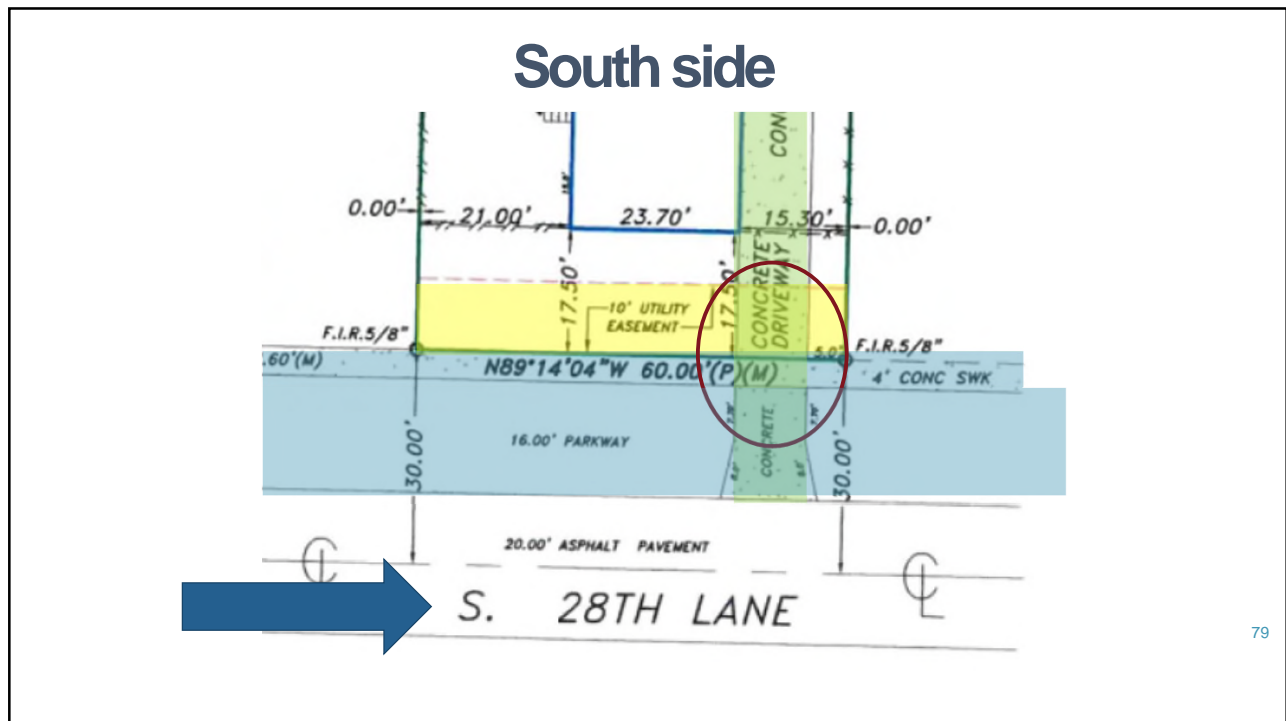


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79

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 10-22-2021, bearing Job # VB123:

- a. Driveway crosses 10-foot utility easement & goes beyond property line on south side;
- b.



80

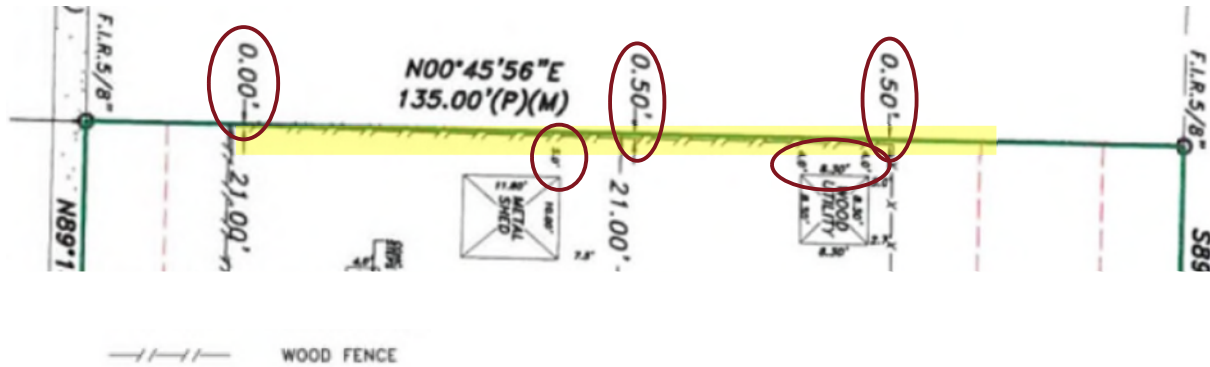
Notes to Buyer

- Have buyer initial by driveway crossing utility easement & going beyond property line



81

West side



82

82

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 10-22-2021, bearing Job # VB123:

- a. Driveway crosses 10-foot utility easement & goes beyond property line on south side;
- b. Wood fence appears on & inside property line on west side;
- c.

83

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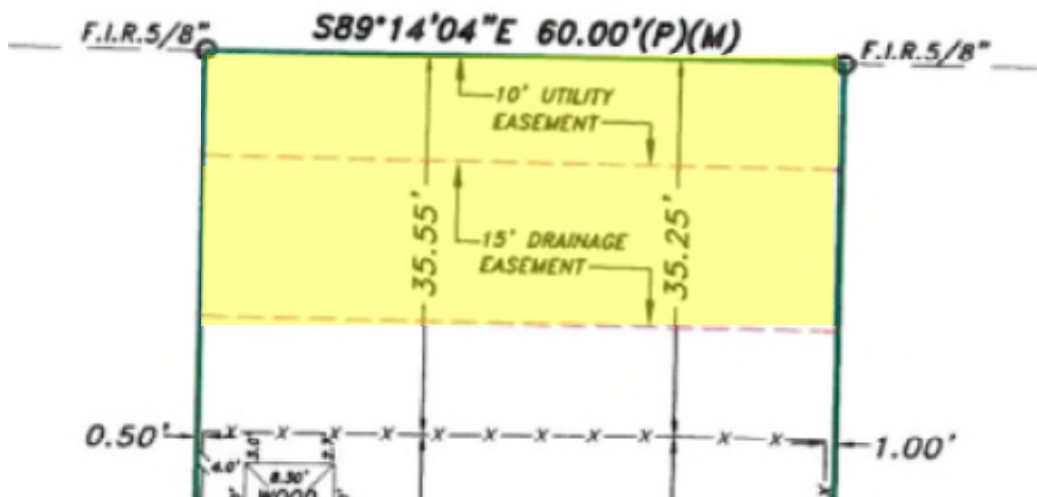
83

Notes to Buyer

- Have buyer initial by
 - Driveway crossing utility easement & going beyond property line
 - Fence on west side “on the line” & “inside property line”

84

North side



85

- Have buyer initial by
 - Driveway crossing utility easement & going beyond property line
 - Fence on west side “on the line” & “inside property line”
- Inform buyer according to plat may not
 - Have any improvements in
 - Utility easement or
 - Drainage easement

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 10-22-2021, bearing Job # VB123:

- a. Driveway crosses 10-foot utility easement & goes beyond property line on south side;
- b. Wood fence appears on & inside property line on west & east sides;
- c.



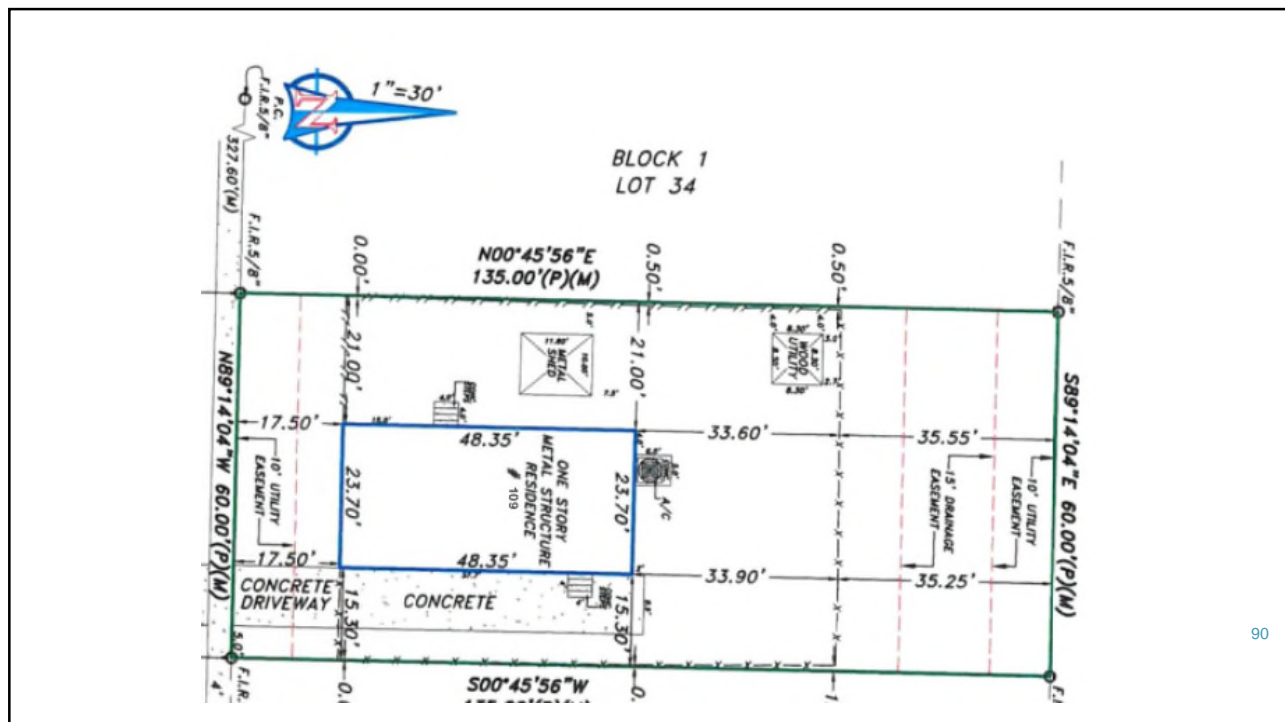
88

Notes to Buyer

- Have buyer initial by
 - Driveway crossing utility easement & going beyond property line
 - Fence on west and east side are "on the line" & "inside property line"
- Inform buyer according to plat may not
 - Have any improvements in
 - Utility easement or
 - Drainage easement



89



90

Notes for Surveyor

- Remove number 4. of notes
 - Commitment & supporting documentation were provided

91

Notes to Buyer

- Have buyer initial by
 - Driveway crossing utility easement & going beyond property line
 - Fence on west and east side are “on the line” & “inside property line”
- Inform buyer according to plat may not
 - Have any improvements in
 - Utility easement or
 - Drainage easement

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 10-22-2021, bearing Job # VB123:

- a. Driveway crosses utility easement and goes beyond property line.
- b. West and east sides are “on the line” & “inside property line”.

Notes: DRIVEWAY ENCROACHES INTO EASEMENT ALONG SOUTH LOT LINE.

- c. There is a 10' utility easement on the north side;
- d. There is a 15' drainage easement just to the south & abutting the 10' utility easement on north side.

Wood Circle

94

<p>Ordered By Fund Loyal Member</p>		<p>Proudly Serving the Florida Real Estate Community for Over 20 Years www.melandsurvey.com</p>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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<td>4.91</td> <td>5.91</td> <td>6.91</td> <td>7.91</td> <td>8.91</td> <td>9.91</td> <td>10.91</td> </tr> <tr> <td>1.92</td> <td>2.92</td> <td>3.92</td> <td>4.92</td> <td>5.92</td> <td>6.92</td> <td>7.92</td> <td>8.92</td> <td>9.92</td> <td>10.92</td> </tr> <tr> <td>1.93</td> <td>2.93</td> <td>3.93</td> <td>4.93</td> <td>5.93</td> <td>6.93</td> <td>7.93</td> <td>8.93</td> <td>9.93</td> <td>10.93</td> </tr> <tr> <td>1.94</td> <td>2.94</td> <td>3.94</td> <td>4.94</td> <td>5.94</td> <td>6.94</td> <td>7.94</td> <td>8.94</td> <td>9.94</td> <td>10.94</td> </tr> <tr> <td>1.95</td> <td>2.95</td> <td>3.95</td> <td>4.95</td> <td>5.95</td> <td>6.95</td> <td>7.95</td> <td>8.95</td> <td>9.95</td> <td>10.95</td> </tr> <tr> <td>1.96</td> <td>2.96</td> <td>3.96</td> <td>4.96</td> <td>5.96</td> <td>6.96</td> <td>7.96</td> <td>8.96</td> <td>9.96</td> <td>10.96</td> </tr> <tr> <td>1.97</td> <td>2.97</td> <td>3.97</td> <td>4.97</td> <td>5.97</td> <td>6.97</td> <td>7.97</td> <td>8.97</td> <td>9.97</td> <td>10.97</td> </tr> <tr> <td>1.98</td> <td>2.98</td> <td>3.98</td> <td>4.98</td> <td>5.98</td> <td>6.98</td> <td>7.98</td> <td>8.98</td> <td>9.98</td> <td>10.98</td> </tr> <tr> <td>1.99</td> <td>2.99</td> <td>3.99</td> <td>4.99</td> <td>5.99</td> <td>6.99</td> <td>7.99</td> <td>8.99</td> <td>9.99</td> <td>10.99</td> </tr> <tr> <td>2.00</td> <td>3.00</td> <td>4.00</td> <td>5.00</td> <td>6.00</td> <td>7.00</td> <td>8.00</td> <td>9.00</td> <td>10.00</td> <td>11.00</td> </tr> <tr> <td>2.01</td> <td>3.01</td> <td>4.01</td> <td>5.01</td> <td>6.01</td> <td>7.01</td> <td>8.01</td> <td>9.01</td> <td>10.01</td> <td>11.01</td> </tr> <tr> <td>2.02</td> <td>3.02</td> <td>4.02</td> <td>5.02</td> <td>6.02</td> <td>7.02</td> <td>8.02</td> <td>9.02</td> <td>10.02</td> <td>11.02</td> </tr> <tr> <td>2.03</td> <td>3.03</td> <td>4.03</td> <td>5.03</td> <td>6.03</td> <td>7.03</td> <td>8.03</td> <td>9.03</td> <td>10.03</td> <td>11.03</td> </tr> <tr> <td>2.04</td> <td>3.04</td> <td>4.04</td> <td>5.04</td> <td>6.04</td> <td>7.04</td> <td>8.04</td> <td>9.04</td> <td>10.04</td> <td>11.04</td> </tr> <tr> <td>2.05</td> <td>3.05</td> <td>4.05</td> <td>5.05</td> <td>6.05</td> <td>7.05</td> <td>8.05</td> <td>9.05</td> <td>10.05</td> <td>11.05</td> </tr> <tr> <td>2.06</td> <td>3.06</td> <td>4.06</td> <td>5.06</td> <td>6.06</td> <td>7.06</td> <td>8.06</td> <td>9.06</td> <td>10.06</td> <td>11.06</td> </tr> <tr> <td>2.07</td> <td>3.07</td> <td>4.07</td> <td>5.07</td> <td>6.07</td> <td>7.07</td> <td>8.07</td> <td>9.07</td> <td>10.07</td> <td>11.07</td> </tr> <tr> <td>2.08</td> <td>3.08</td> <td>4.08</td> <td>5.08</td> <td>6.08</td> <td>7.08</td> <td>8.08</td> <td>9.08</td> <td>10.08</td> <td>11.08</td> </tr> <tr> <td>2.09</td> <td>3.09</td> <td>4.09</td> <td>5.09</td> <td>6.09</td> <td>7.09</td> <td>8.09</td> <td>9.09</td> <td>10.09</td> <td>11.09</td> </tr> <tr> <td>2.10</td> <td>3.10</td> <td>4.10</td> <td>5.10</td> <td>6.10</td> <td>7.10</td> <td>8.10</td> <td>9.10</td> <td>10.10</td> <td>11.10</td> </tr> <tr> <td>2.11</td> <td>3.11</td> <td>4.11</td> <td>5.11</td> <td>6.11</td> <td>7.11</td> <td>8.11</td> <td>9.11</td> <td>10.1</td></tr></table>		1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	1.01	2.01	3.01	4.01	5.01	6.01	7.01	8.01	9.01	10.01	1.02	2.02	3.02	4.02	5.02	6.02	7.02	8.02	9.02	10.02	1.03	2.03	3.03	4.03	5.03	6.03	7.03	8.03	9.03	10.03	1.04	2.04	3.04	4.04	5.04	6.04	7.04	8.04	9.04	10.04	1.05	2.05	3.05	4.05	5.05	6.05	7.05	8.05	9.05	10.05	1.06	2.06	3.06	4.06	5.06	6.06	7.06	8.06	9.06	10.06	1.07	2.07	3.07	4.07	5.07	6.07	7.07	8.07	9.07	10.07	1.08	2.08	3.08	4.08	5.08	6.08	7.08	8.08	9.08	10.08	1.09	2.09	3.09	4.09	5.09	6.09	7.09	8.09	9.09	10.09	1.10	2.10	3.10	4.10	5.10	6.10	7.10	8.10	9.10	10.10	1.11	2.11	3.11	4.11	5.11	6.11	7.11	8.11	9.11	10.11	1.12	2.12	3.12	4.12	5.12	6.12	7.12	8.12	9.12	10.12	1.13	2.13	3.13	4.13	5.13	6.13	7.13	8.13	9.13	10.13	1.14	2.14	3.14	4.14	5.14	6.14	7.14	8.14	9.14	10.14	1.15	2.15	3.15	4.15	5.15	6.15	7.15	8.15	9.15	10.15	1.16	2.16	3.16	4.16	5.16	6.16	7.16	8.16	9.16	10.16	1.17	2.17	3.17	4.17	5.17	6.17	7.17	8.17	9.17	10.17	1.18	2.18	3.18	4.18	5.18	6.18	7.18	8.18	9.18	10.18	1.19	2.19	3.19	4.19	5.19	6.19	7.19	8.19	9.19	10.19	1.20	2.20	3.20	4.20	5.20	6.20	7.20	8.20	9.20	10.20	1.21	2.21	3.21	4.21	5.21	6.21	7.21	8.21	9.21	10.21	1.22	2.22	3.22	4.22	5.22	6.22	7.22	8.22	9.22	10.22	1.23	2.23	3.23	4.23	5.23	6.23	7.23	8.23	9.23	10.23	1.24	2.24	3.24	4.24	5.24	6.24	7.24	8.24	9.24	10.24	1.25	2.25	3.25	4.25	5.25	6.25	7.25	8.25	9.25	10.25	1.26	2.26	3.26	4.26	5.26	6.26	7.26	8.26	9.26	10.26	1.27	2.27	3.27	4.27	5.27	6.27	7.27	8.27	9.27	10.27	1.28	2.28	3.28	4.28	5.28	6.28	7.28	8.28	9.28	10.28	1.29	2.29	3.29	4.29	5.29	6.29	7.29	8.29	9.29	10.29	1.30	2.30	3.30	4.30	5.30	6.30	7.30	8.30	9.30	10.30	1.31	2.31	3.31	4.31	5.31	6.31	7.31	8.31	9.31	10.31	1.32	2.32	3.32	4.32	5.32	6.32	7.32	8.32	9.32	10.32	1.33	2.33	3.33	4.33	5.33	6.33	7.33	8.33	9.33	10.33	1.34	2.34	3.34	4.34	5.34	6.34	7.34	8.34	9.34	10.34	1.35	2.35	3.35	4.35	5.35	6.35	7.35	8.35	9.35	10.35	1.36	2.36	3.36	4.36	5.36	6.36	7.36	8.36	9.36	10.36	1.37	2.37	3.37	4.37	5.37	6.37	7.37	8.37	9.37	10.37	1.38	2.38	3.38	4.38	5.38	6.38	7.38	8.38	9.38	10.38	1.39	2.39	3.39	4.39	5.39	6.39	7.39	8.39	9.39	10.39	1.40	2.40	3.40	4.40	5.40	6.40	7.40	8.40	9.40	10.40	1.41	2.41	3.41	4.41	5.41	6.41	7.41	8.41	9.41	10.41	1.42	2.42	3.42	4.42	5.42	6.42	7.42	8.42	9.42	10.42	1.43	2.43	3.43	4.43	5.43	6.43	7.43	8.43	9.43	10.43	1.44	2.44	3.44	4.44	5.44	6.44	7.44	8.44	9.44	10.44	1.45	2.45	3.45	4.45	5.45	6.45	7.45	8.45	9.45	10.45	1.46	2.46	3.46	4.46	5.46	6.46	7.46	8.46	9.46	10.46	1.47	2.47	3.47	4.47	5.47	6.47	7.47	8.47	9.47	10.47	1.48	2.48	3.48	4.48	5.48	6.48	7.48	8.48	9.48	10.48	1.49	2.49	3.49	4.49	5.49	6.49	7.49	8.49	9.49	10.49	1.50	2.50	3.50	4.50	5.50	6.50	7.50	8.50	9.50	10.50	1.51	2.51	3.51	4.51	5.51	6.51	7.51	8.51	9.51	10.51	1.52	2.52	3.52	4.52	5.52	6.52	7.52	8.52	9.52	10.52	1.53	2.53	3.53	4.53	5.53	6.53	7.53	8.53	9.53	10.53	1.54	2.54	3.54	4.54	5.54	6.54	7.54	8.54	9.54	10.54	1.55	2.55	3.55	4.55	5.55	6.55	7.55	8.55	9.55	10.55	1.56	2.56	3.56	4.56	5.56	6.56	7.56	8.56	9.56	10.56	1.57	2.57	3.57	4.57	5.57	6.57	7.57	8.57	9.57	10.57	1.58	2.58	3.58	4.58	5.58	6.58	7.58	8.58	9.58	10.58	1.59	2.59	3.59	4.59	5.59	6.59	7.59	8.59	9.59	10.59	1.60	2.60	3.60	4.60	5.60	6.60	7.60	8.60	9.60	10.60	1.61	2.61	3.61	4.61	5.61	6.61	7.61	8.61	9.61	10.61	1.62	2.62	3.62	4.62	5.62	6.62	7.62	8.62	9.62	10.62	1.63	2.63	3.63	4.63	5.63	6.63	7.63	8.63	9.63	10.63	1.64	2.64	3.64	4.64	5.64	6.64	7.64	8.64	9.64	10.64	1.65	2.65	3.65	4.65	5.65	6.65	7.65	8.65	9.65	10.65	1.66	2.66	3.66	4.66	5.66	6.66	7.66	8.66	9.66	10.66	1.67	2.67	3.67	4.67	5.67	6.67	7.67	8.67	9.67	10.67	1.68	2.68	3.68	4.68	5.68	6.68	7.68	8.68	9.68	10.68	1.69	2.69	3.69	4.69	5.69	6.69	7.69	8.69	9.69	10.69	1.70	2.70	3.70	4.70	5.70	6.70	7.70	8.70	9.70	10.70	1.71	2.71	3.71	4.71	5.71	6.71	7.71	8.71	9.71	10.71	1.72	2.72	3.72	4.72	5.72	6.72	7.72	8.72	9.72	10.72	1.73	2.73	3.73	4.73	5.73	6.73	7.73	8.73	9.73	10.73	1.74	2.74	3.74	4.74	5.74	6.74	7.74	8.74	9.74	10.74	1.75	2.75	3.75	4.75	5.75	6.75	7.75	8.75	9.75	10.75	1.76	2.76	3.76	4.76	5.76	6.76	7.76	8.76	9.76	10.76	1.77	2.77	3.77	4.77	5.77	6.77	7.77	8.77	9.77	10.77	1.78	2.78	3.78	4.78	5.78	6.78	7.78	8.78	9.78	10.78	1.79	2.79	3.79	4.79	5.79	6.79	7.79	8.79	9.79	10.79	1.80	2.80	3.80	4.80	5.80	6.80	7.80	8.80	9.80	10.80	1.81	2.81	3.81	4.81	5.81	6.81	7.81	8.81	9.81	10.81	1.82	2.82	3.82	4.82	5.82	6.82	7.82	8.82	9.82	10.82	1.83	2.83	3.83	4.83	5.83	6.83	7.83	8.83	9.83	10.83	1.84	2.84	3.84	4.84	5.84	6.84	7.84	8.84	9.84	10.84	1.85	2.85	3.85	4.85	5.85	6.85	7.85	8.85	9.85	10.85	1.86	2.86	3.86	4.86	5.86	6.86	7.86	8.86	9.86	10.86	1.87	2.87	3.87	4.87	5.87	6.87	7.87	8.87	9.87	10.87	1.88	2.88	3.88	4.88	5.88	6.88	7.88	8.88	9.88	10.88	1.89	2.89	3.89	4.89	5.89	6.89	7.89	8.89	9.89	10.89	1.90	2.90	3.90	4.90	5.90	6.90	7.90	8.90	9.90	10.90	1.91	2.91	3.91	4.91	5.91	6.91	7.91	8.91	9.91	10.91	1.92	2.92	3.92	4.92	5.92	6.92	7.92	8.92	9.92	10.92	1.93	2.93	3.93	4.93	5.93	6.93	7.93	8.93	9.93	10.93	1.94	2.94	3.94	4.94	5.94	6.94	7.94	8.94	9.94	10.94	1.95	2.95	3.95	4.95	5.95	6.95	7.95	8.95	9.95	10.95	1.96	2.96	3.96	4.96	5.96	6.96	7.96	8.96	9.96	10.96	1.97	2.97	3.97	4.97	5.97	6.97	7.97	8.97	9.97	10.97	1.98	2.98	3.98	4.98	5.98	6.98	7.98	8.98	9.98	10.98	1.99	2.99	3.99	4.99	5.99	6.99	7.99	8.99	9.99	10.99	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00	2.01	3.01	4.01	5.01	6.01	7.01	8.01	9.01	10.01	11.01	2.02	3.02	4.02	5.02	6.02	7.02	8.02	9.02	10.02	11.02	2.03	3.03	4.03	5.03	6.03	7.03	8.03	9.03	10.03	11.03	2.04	3.04	4.04	5.04	6.04	7.04	8.04	9.04	10.04	11.04	2.05	3.05	4.05	5.05	6.05	7.05	8.05	9.05	10.05	11.05	2.06	3.06	4.06	5.06	6.06	7.06	8.06	9.06	10.06	11.06	2.07	3.07	4.07	5.07	6.07	7.07	8.07	9.07	10.07	11.07	2.08	3.08	4.08	5.08	6.08	7.08	8.08	9.08	10.08	11.08	2.09	3.09	4.09	5.09	6.09	7.09	8.09	9.09	10.09	11.09	2.10	3.10	4.10	5.10	6.10	7.10	8.10	9.10	10.10	11.10	2.11	3.11	4.11	5.11	6.11	7.11	8.11	9.11	10.1
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1.14	2.14	3.14	4.14	5.14	6.14	7.14	8.14	9.14	10.14																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
1.15	2.15	3.15	4.15	5.15	6.15	7.15	8.15	9.15	10.15																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
1.16	2.16	3.16	4.16	5.16	6.16	7.16	8.16	9.16	10.16																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Property Address: 16 Wood Circle Big Bear, Florida 33587	General Notes: 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified. 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat 5.) Wall ties are done to the face of the wall. 6.) Fence ownership is not determined. 7.) Bearings referenced to line noted B.R 8.) Dimensions shown are platted and measured unless otherwise shown. 9.) No identification found on property corners unless noted. 10.) Not valid unless sealed with the signing surveyors embossed seal. 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted 13.) This is a BOUNDARY SURVEY unless otherwise noted. 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties. 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.
Flood Information: Community Number: 456654 Panel Number: 4569871232 Suffix: C Date of Firm Index: 12/30/1994 Flood Zone: X500 Base Flood Elevation: Date of Field Work: 11/01/2021 Date of Completion: 11/03/2021	
Legal Description: Lot 3, of Block F, of The Woods according to the plat thereof, as recorded in Plat Book 2, Page 8, of the public records of Clay County, Florida.	

96

96

General Notes:

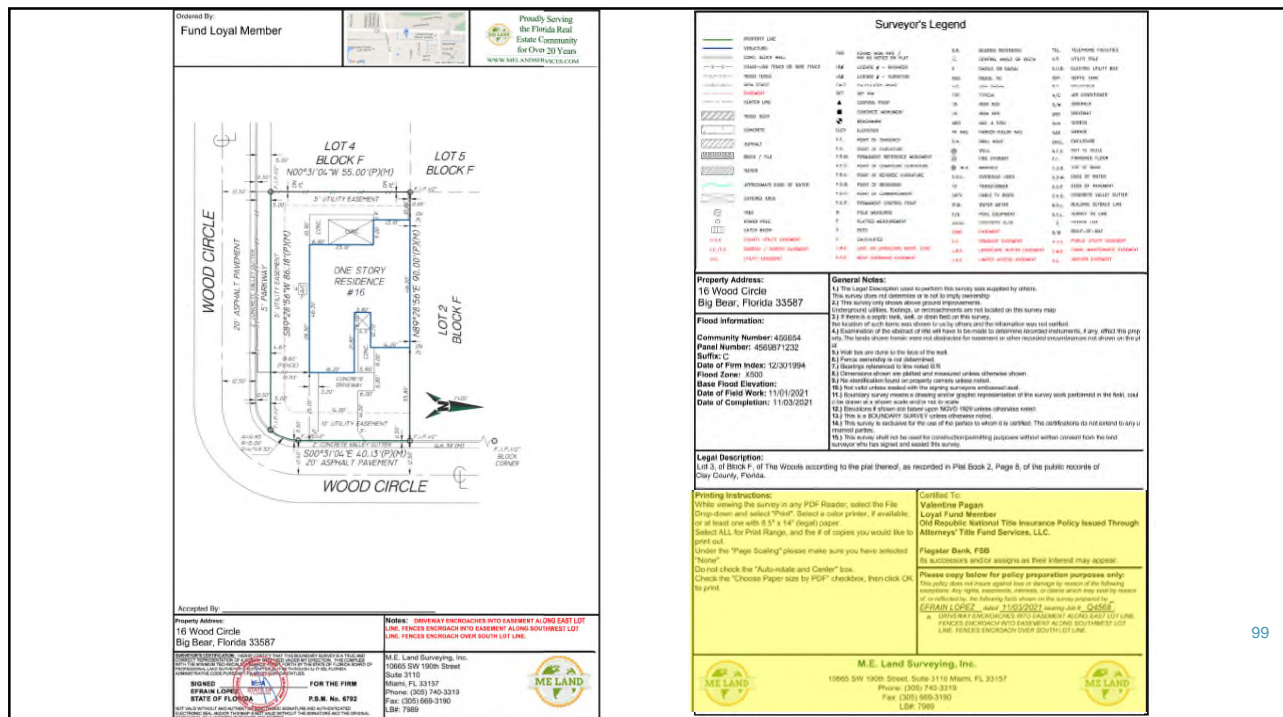
- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

97

97

Notes for Surveyor

- Remove number 4. of notes
 - Commitment & supporting documentation were provided



Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.

Select ALL for Print Range, and the # of copies you would like to print out.

Under the "Page Scaling" please make sure you have selected "None".

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Valentine Pagan

Loyal Fund Member

Old Republic National Title Insurance Policy Issued Through Attorneys' Title Fund Services, LLC.

Flagstar Bank, FSB

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by

EFRAIN LOPEZ dated 11/03/2021 bearing Job # Q4568 :

- a. DRIVEWAY ENCROACHES INTO EASEMENT ALONG EAST LOT LINE. FENCES ENCROACH INTO EASEMENT ALONG SOUTHWEST LOT LINE. FENCES ENCROACH OVER SOUTH LOT LINE.

**M.E. Land Surveying, Inc.**

10665 SW 190th Street, Suite 3110 Miami, FL 33157

Phone: (305) 740-3319

Fax: (305) 669-3190

LB#: 7989



100

100

Ordered By: Fund Loyal Member		Priority Serving the Florida Real Estate Community for Over 20 Years WWW.MELANDSURV.COM	
Notes: DRIVEWAY ENCROACHES INTO EASEMENT ALONG EAST LOT LINE. FENCES ENCROACH INTO EASEMENT ALONG SOUTHWEST LOT LINE. FENCES ENCROACH OVER SOUTH LOT LINE.			
Accepted By: Property Address: 16 Wood Circle Big Bear, Florida 33587		Notes: DRIVEWAY ENCROACHES INTO EASEMENT ALONG EAST LOT LINE. FENCES ENCROACH INTO EASEMENT ALONG SOUTHWEST LOT LINE. FENCES ENCROACH OVER SOUTH LOT LINE.	
SIGNED: EFRAIN LOPEZ STATE OF FLORIDA		FOR THE FIRM M.E. Land Surveying, Inc. 10665 SW 190th Street Suite 3110 Miami, FL 33157 Phone: (305) 740-3319 Fax: (305) 669-3190 LB# 7989	

101

101

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 11-3-2021, bearing Job # Q4568:

- a. Driveway crosses 10-foot utility easement & goes beyond property line on east side;

Notes to Surveyor

- Remove number 4. of notes
 - Commitment & supporting documentation were provided

- Ensure that subject property has an easement to use Wood Circle, a private road

107

Notes to Surveyor

- Remove number 4. of notes
 - Commitment & supporting documentation were provided
- Review & correct utility easement on south side of property

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 11-3-2021, bearing Job # Q4568:

- a. Driveway crosses 10-foot utility easement & goes beyond property line on east side;
- b. Fence goes beyond property line & crosses utility easement & recreation area on south side;

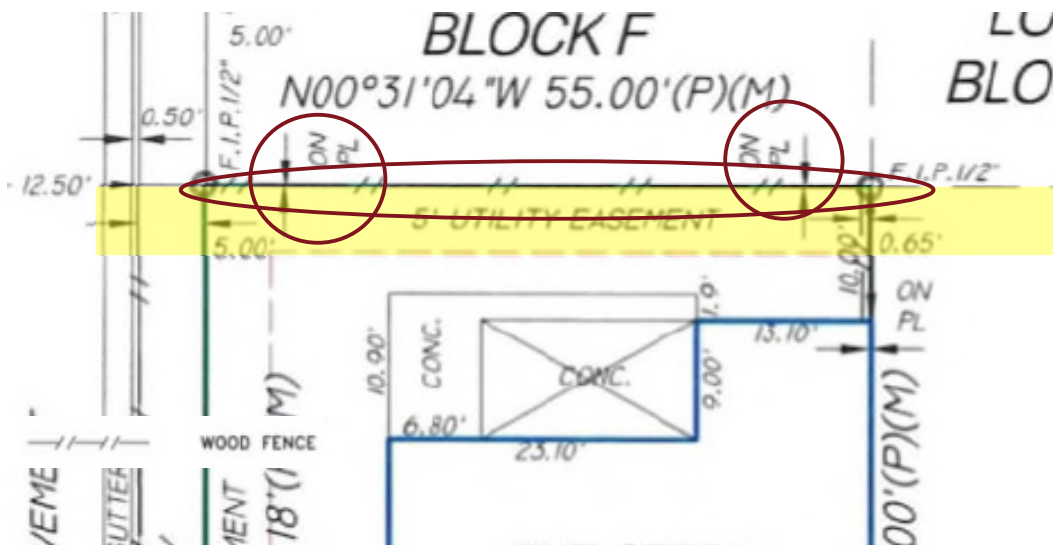
Notes to Buyer

Buyer to initial & date following survey issues

1. Driveway crosses 10-foot utility easement, goes beyond property line on east side;
2. Fence goes beyond property line & crosses utility easement & recreation area on south side;

110

West side



111

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 11-3-2021, bearing Job # Q4568:

- a. Driveway crosses 10-foot utility easement & goes beyond property line on east side;
- b. Fence goes beyond property line & crosses utility easement & recreation area on south side;
- c. Fence appears to be on property line & crossing over & is located within utility easement on west side;



112

Notes to Buyer

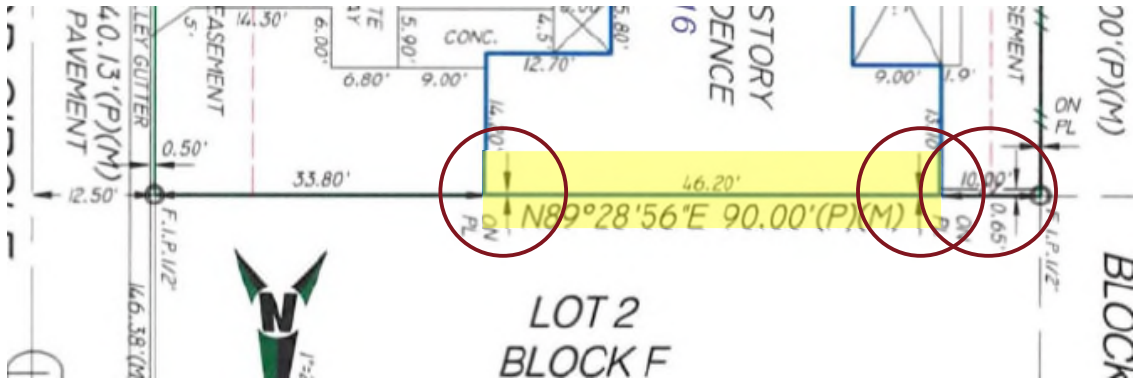
Buyer to initial & date following survey issues

- Driveway crosses 10-foot utility easement, goes beyond property line on east side;
- Fence goes beyond property line & crosses utility easement & recreation area on south side;
- Fence appears to be on property line & crosses over & is in utility easement on west side;



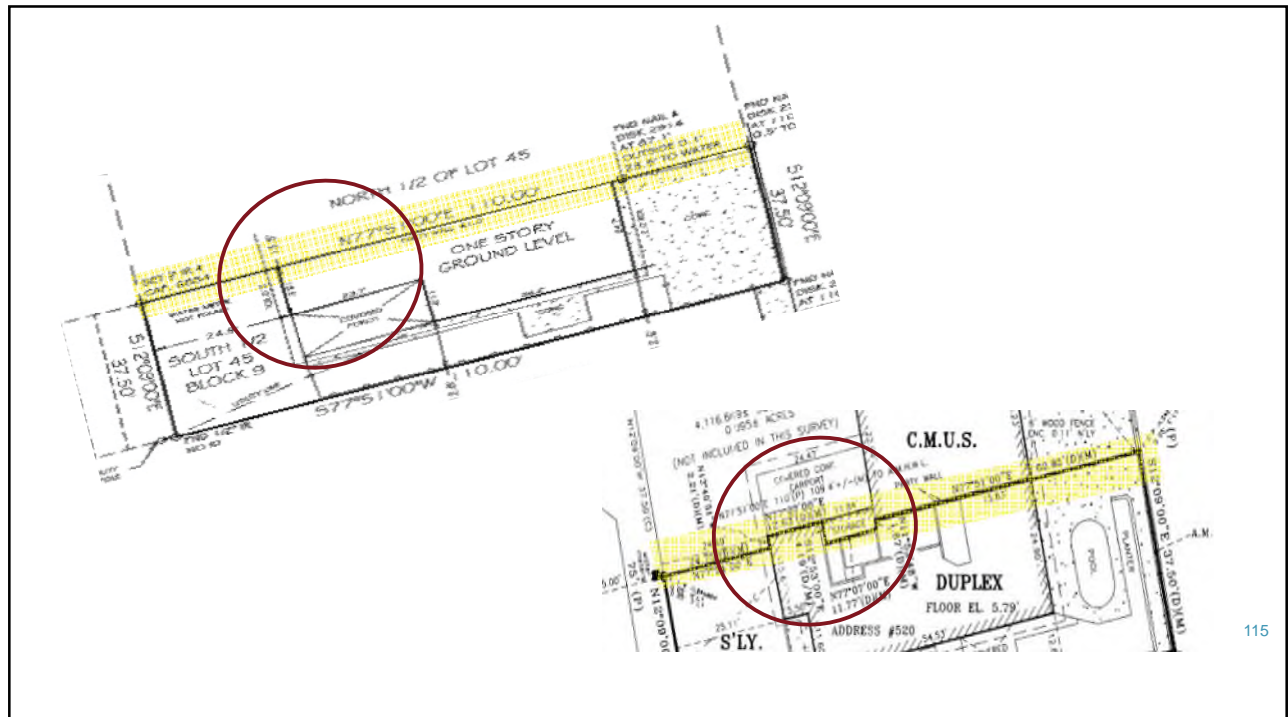
113

North side



114

114



115

115

Notes to Surveyor

- Remove number 4. of notes
 - Commitment & supporting documentation were provided
- Review & correct utility easement on south side of property
- Confirm with surveyor that there is no other structure abutting subject property



116

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 11-3-2021, bearing Job # Q4568:

- a. Driveway crosses 10-foot utility easement & goes beyond property line on east side;
- b. Fence goes beyond property line & crosses utility easement & recreation area on south side;
- c. Fence appears to be on property line & crossing over & is located within utility easement on west side;
- d. House itself appears to be on property line on north side;

117

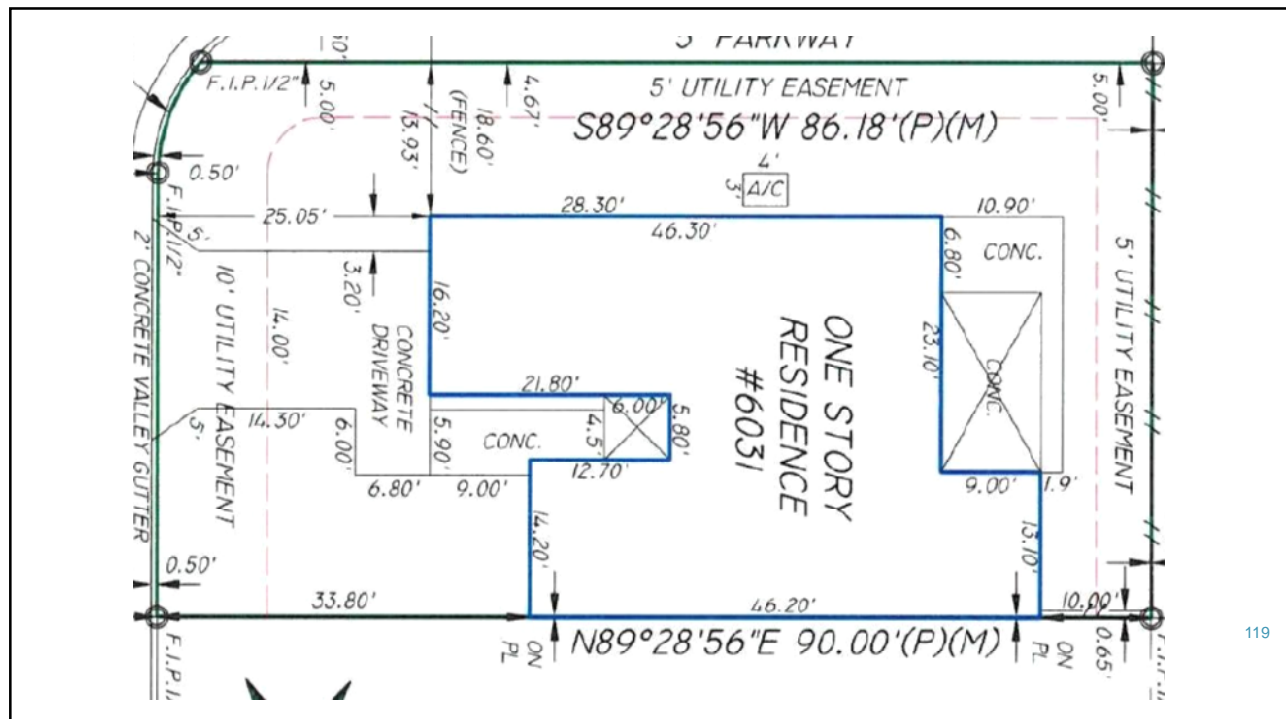
117

Notes to Buyer

Buyer to initial & date following survey issues

- Driveway crosses 10-foot utility easement, goes beyond property line on east side;
- Fence goes beyond property line & crosses utility easement & recreation area on south side;
- Fence appears to be on property line & crosses over & is in utility easement on west side;
- House appears to be on the line & therefore is crossing over the property line – review HOA documents

118



119

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated 11-3-2021, bearing Job # Q-4568:

Notes: DRIVEWAY ENCROACHES INTO EASEMENT ALONG EAST LOT LINE. FENCES ENCROACH INTO EASEMENT ALONG SOUTHWEST LOT LINE. FENCES ENCROACH OVER SOUTH LOT LINE.

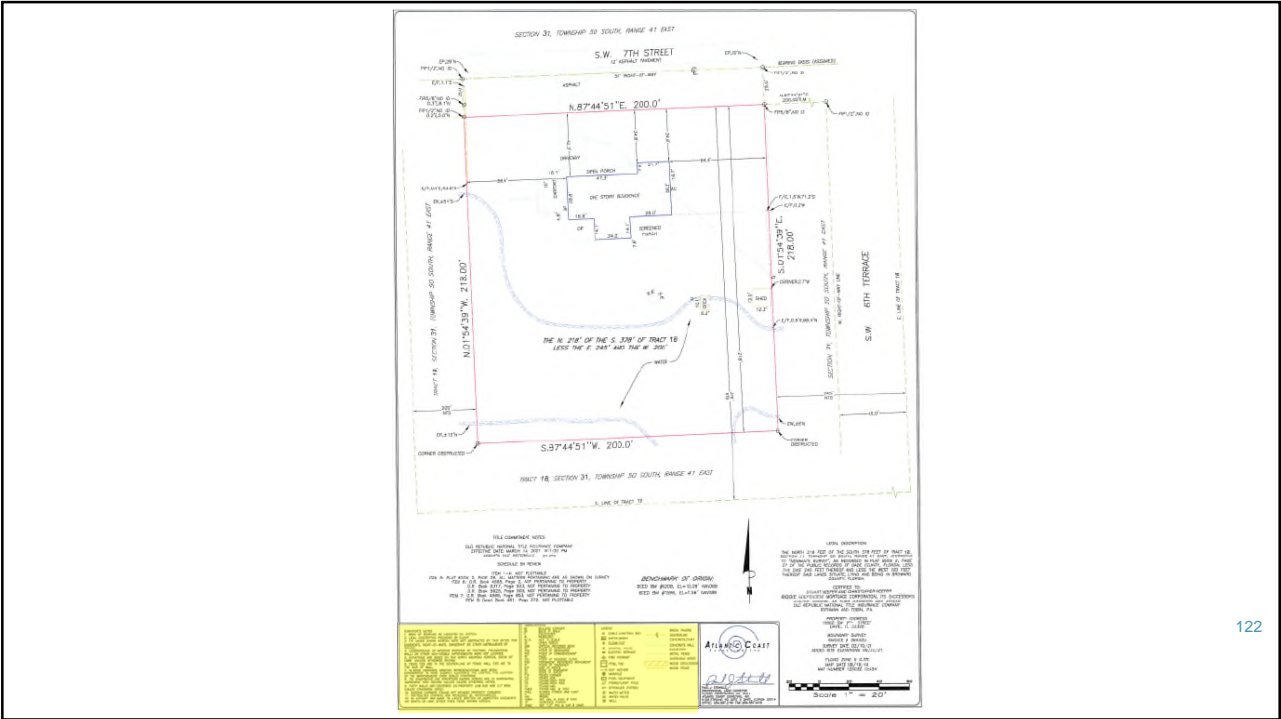
- a. Easement encroachment area on south side;
- b. Easement encroachment area on south side;
- c. Fence appears to be on property line & crossing over & is located within utility easement on west side;
- d. House itself appears to be on property line on north side.

120

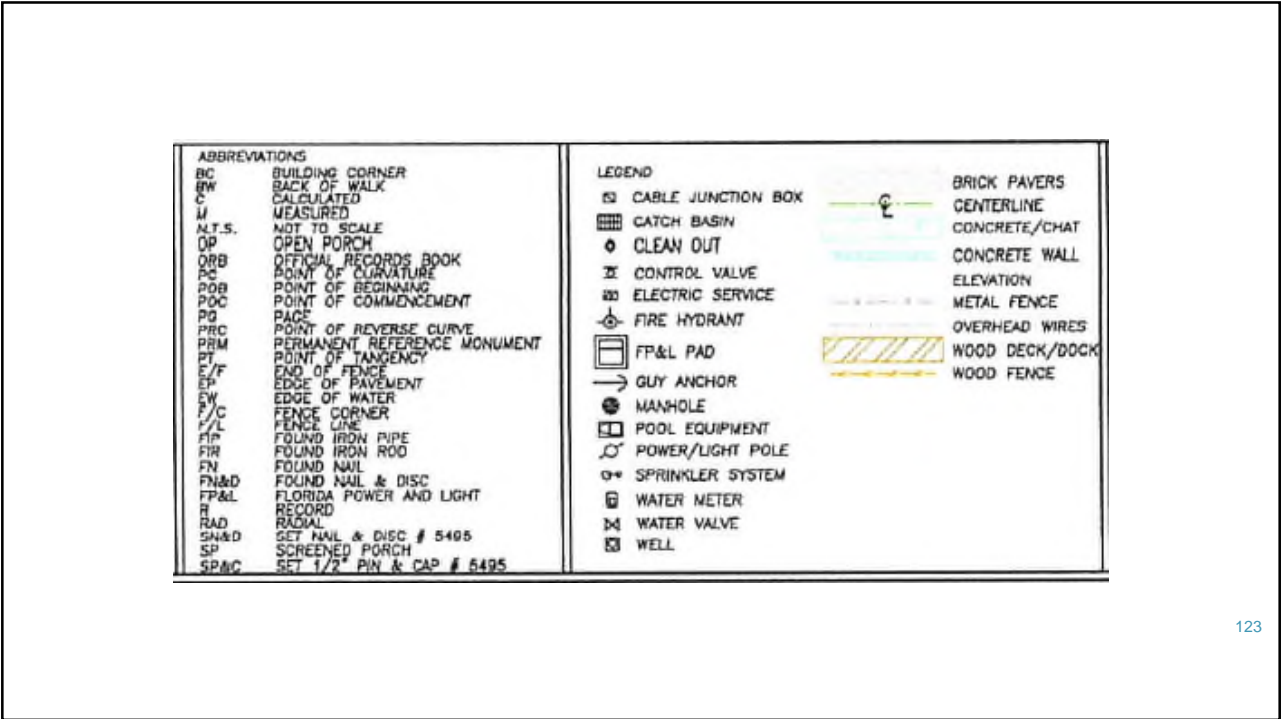
120

SW 7th Street

121



122



123

SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

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Rule 5J-17.052, F.A.C.

- (d) Rights-of-Way, Easements, and Other Real Property Concerns:
 2. Easements shown on applicable record plats or open and notorious evidence of easements or rights-of-way on or across the land being surveyed shall be located and shown upon the map

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Instructions to Surveyor

INSTRUCTIONS TO SURVEYOR

☐ Boundary Survey ☐ ALTA/NSPS Survey

File: Click or tap here to enter text.
Address: Click or tap here to enter text.
Closing date: Click or tap to enter a date.
Closer: Click or tap here to enter text.

Enclosed is the Title Commitment and supporting documents. For an ALTA/NSPS survey, a zoning report is provided for inclusion on field work and map. If any part of information provided is not legible, please notify us immediately so that we may provide a legible copy.

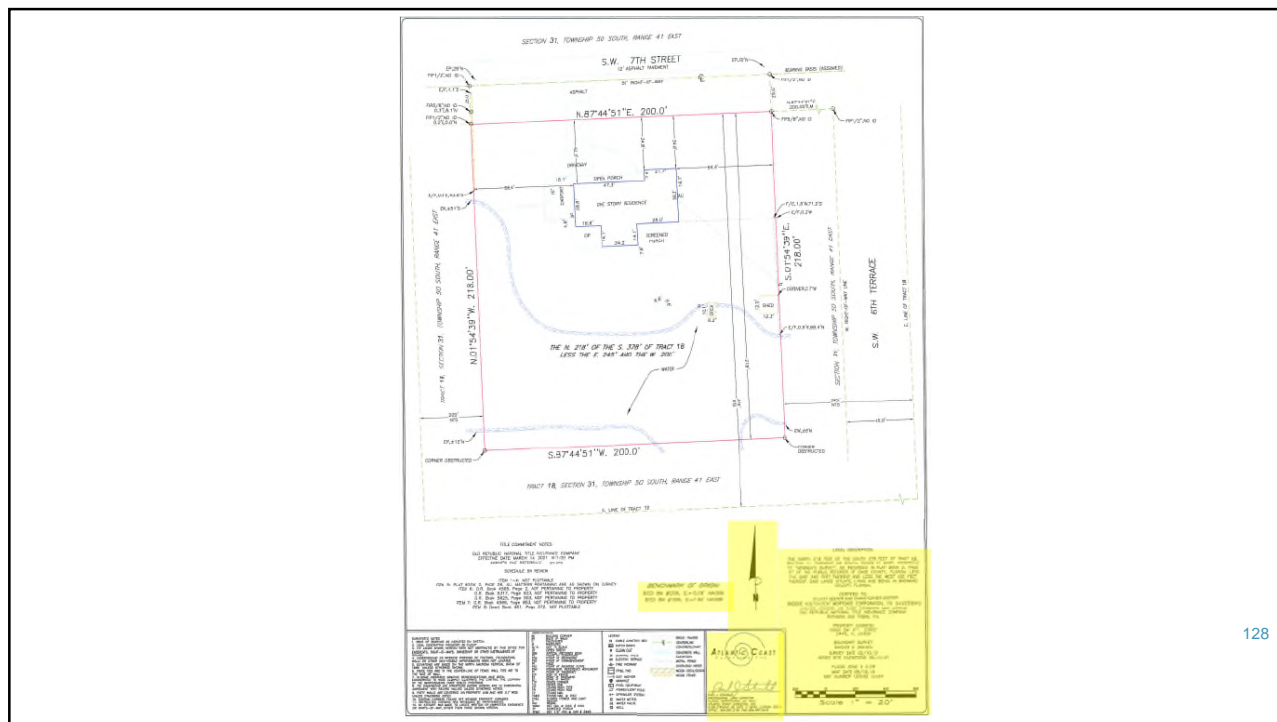
All surveys must show and comply with the following:

1. Comply with Rules 5J-17.051 and 5J-17.052 F.A.C.
2. Legend with all symbols used on the map.
3. A complete legal description of the property. Note any discrepancies between legal description and as used or surveyed. Include the point of beginning if it is contained in the legal description.
4. Perimeter of the property by courses and distances and of all lines described by referenced to the line of another piece of property.
5. Any improvements to the extent constructed and relation of improvements by distances to perimeter of property, established building setback lines and street right-of-way lines.
6. All matters affecting the property, including fences, power lines, telephone lines, pipelines, lakes, streams, private roadways, etc.
7. All paved areas, including drives, walks, private roadways, parking spaces, and such improvements as swimming pools, tennis courts, etc. If applicable, the number of parking spaces must be shown.
8. Location and width of all easements and other matters of record referred to in the title commitment, showing book and page or instrument number of recording. Include a statement that all easements and other matters of record are located pursuant to the specific recorded documents.



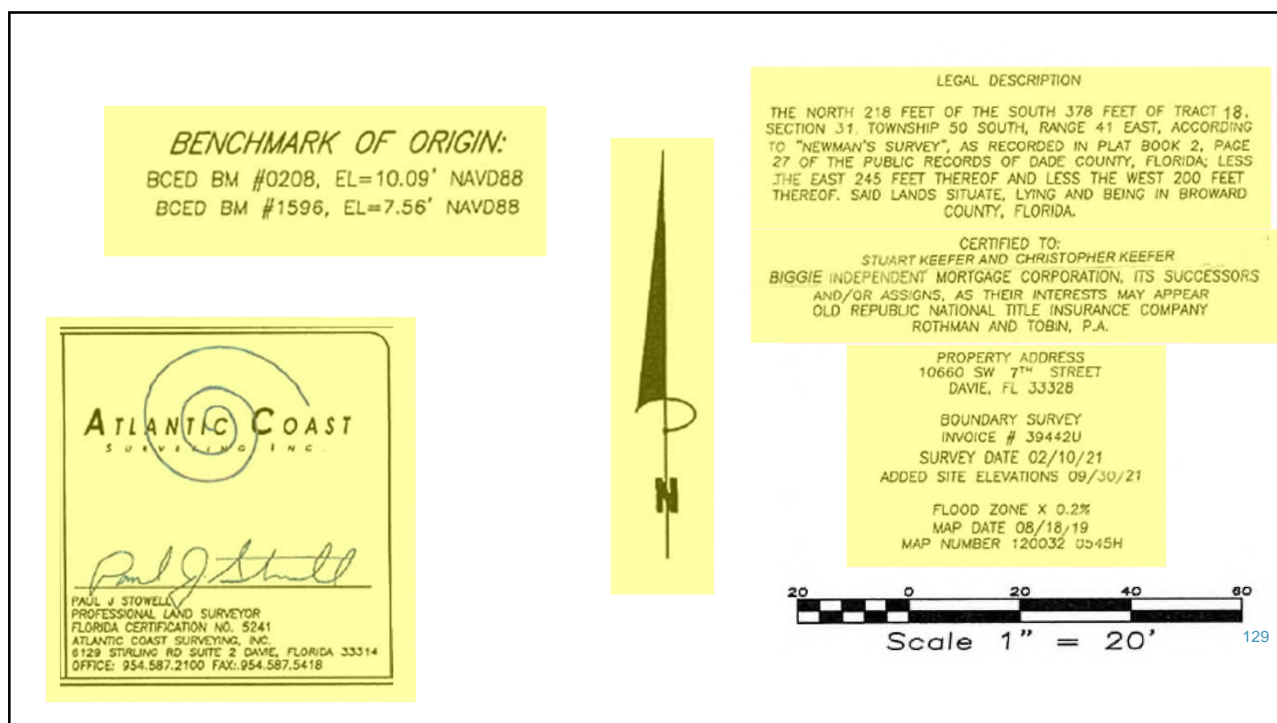
Notes to Surveyor

- Locate all easements



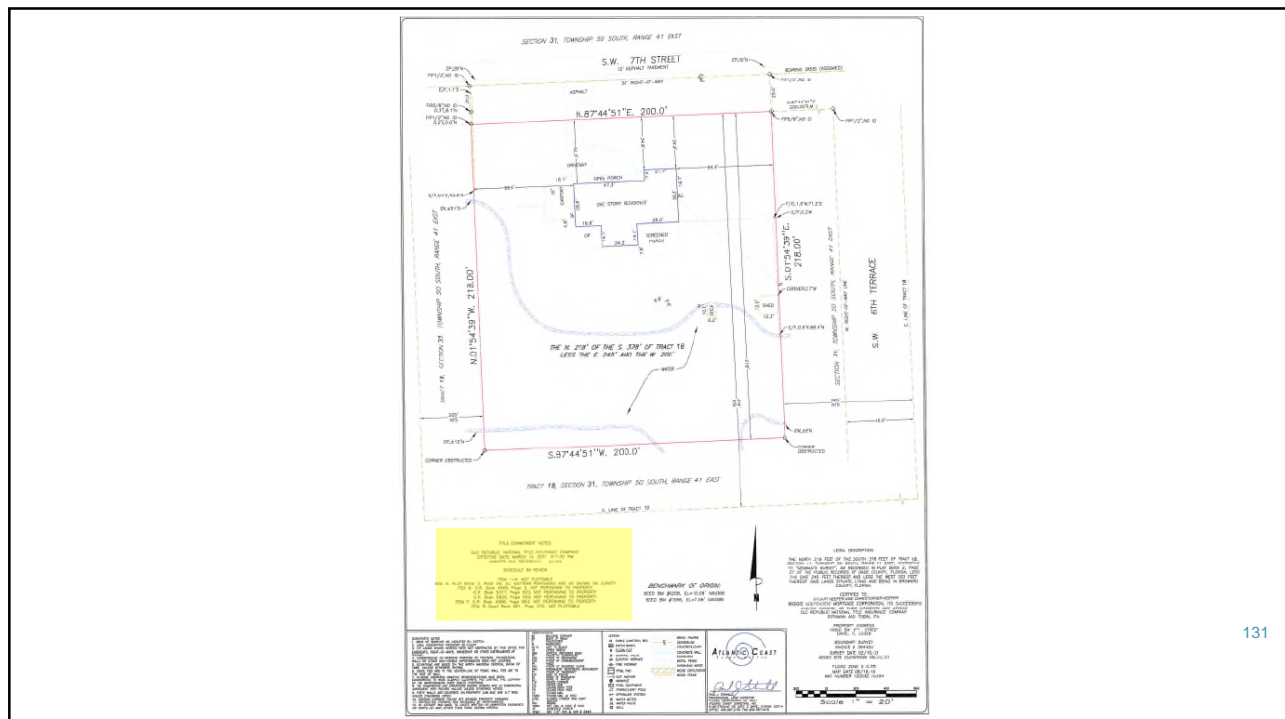
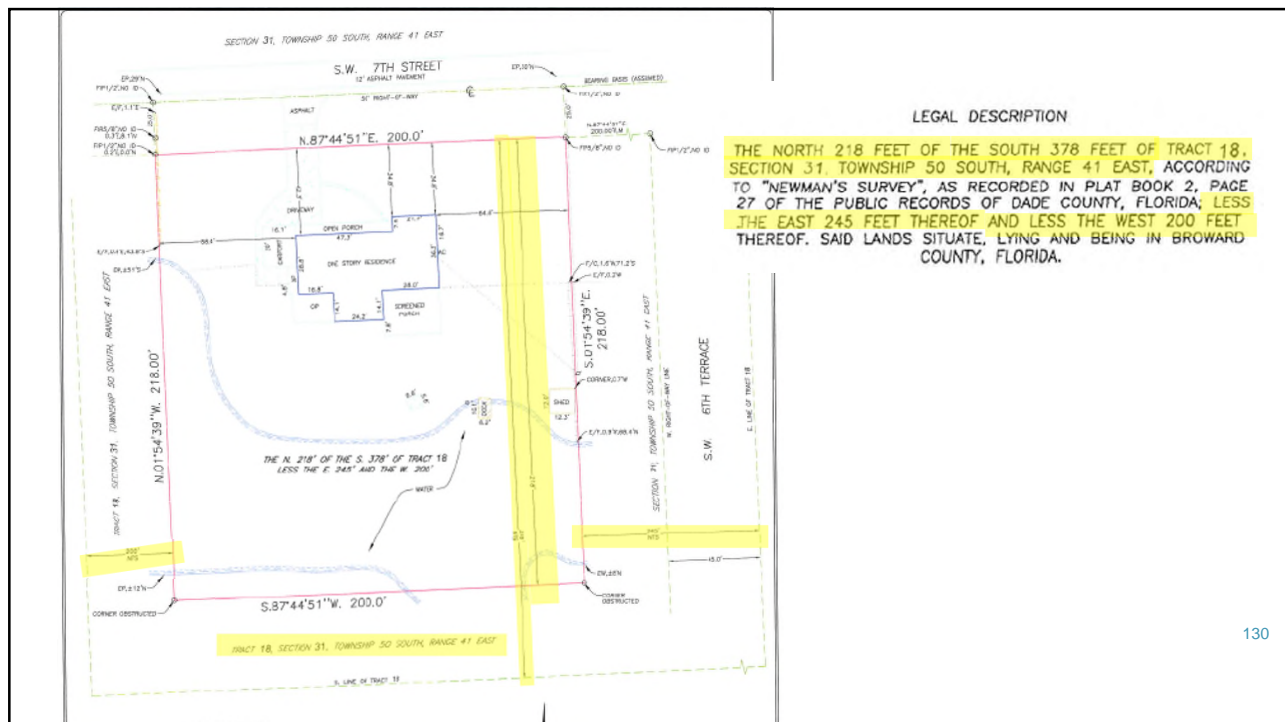
128

128



129

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TITLE COMMITMENT NOTES

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: MARCH 14, 2021 @11:00 PM
AGENT'S FILE REFERENCE: 21-073

SCHEDULE BII REVIEW

ITEM 1-4: NOT PLOTTABLE

ITEM 5: PLAT BOOK 2, PAGE 26, ALL MATTERS PERTAINING ARE AS SHOWN ON SURVEY

ITEM 6: O.R. Book 4565, Page 2, NOT PERTAINING TO PROPERTY

O.R. Book 5317, Page 923, NOT PERTAINING TO PROPERTY

O.R. Book 5625, Page 503, NOT PERTAINING TO PROPERTY

ITEM 7: O.R. Book 4566, Page 853, NOT PERTAINING TO PROPERTY

ITEM 8: Deed Book 461, Page 372, NOT PLOTTABLE

132

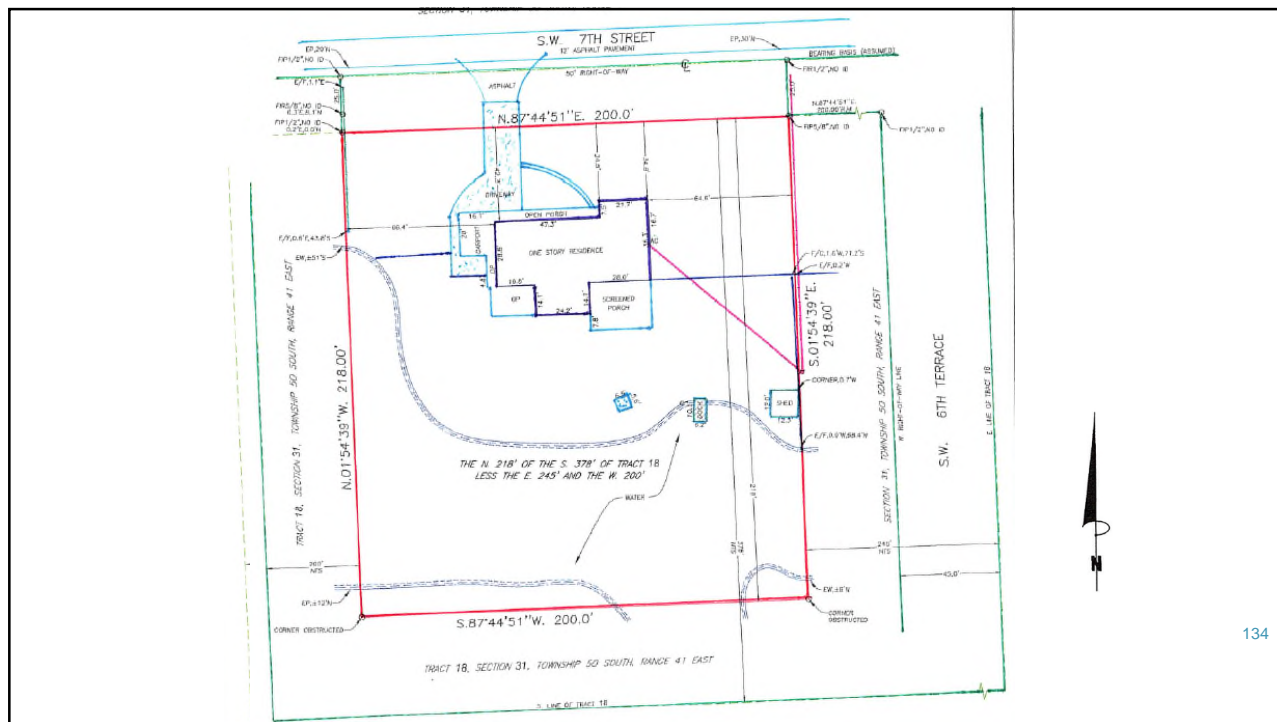
132

Notes to Surveyor

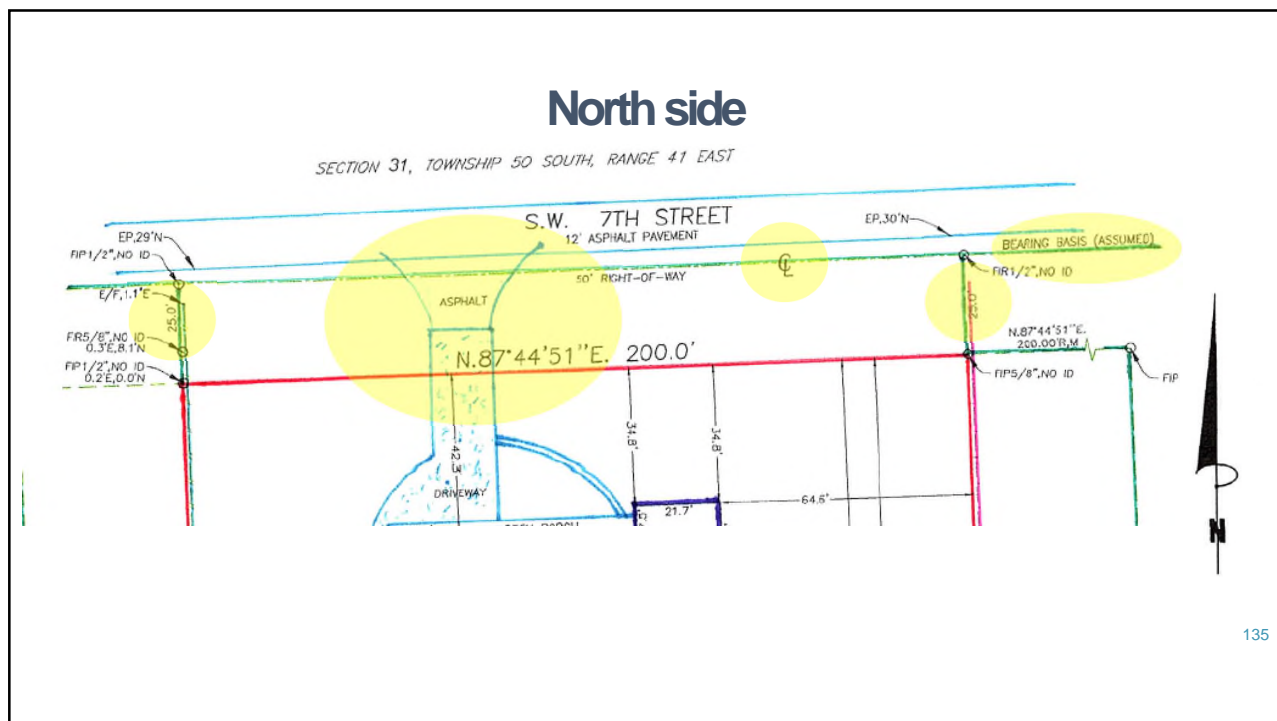
- Locate all easements
- It appears that only one item from commitment pertains to property – is that correct?

133


133



134



135

Notes to Surveyor

- Locate all easements
- It appears that only one item from commitment pertains to property – is that correct?
- What did you mean by “bearing basis (assumed)” on north side of property? Was the assumption based on FIR?



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Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Paul J. Stowell, dated 02-10-2021, bearing Invoice # 39442U:

- a. Driveway crosses property line & into 50' right of way of SW 7th Street on north side;



137

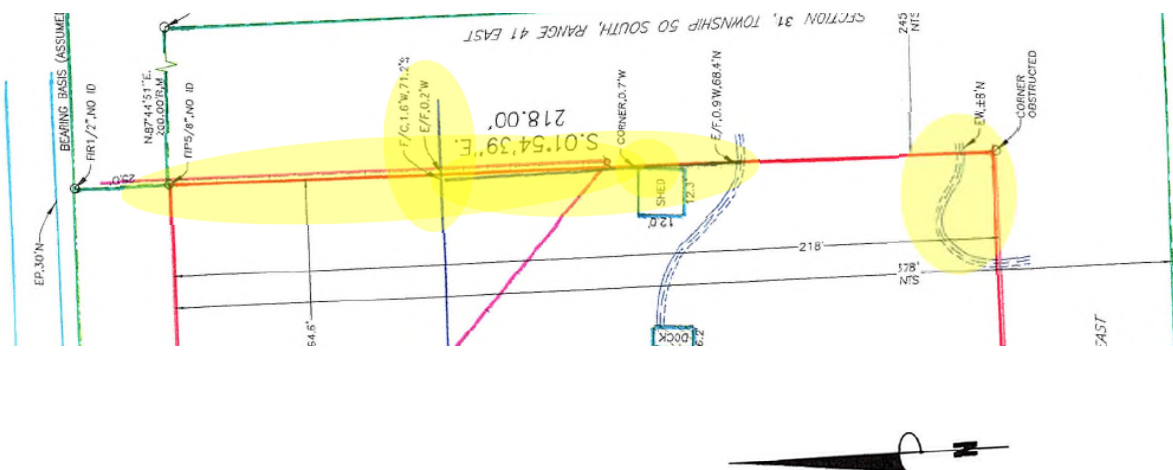
Notes to Buyer

Buyer to initial & date following survey issues

- Driveway crosses property line & into 50' right of way of SW 7th Street on north side

138

East side



139

Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Paul J. Stowell, dated 02-10-2021, bearing Invoice # 39442U:

- a. Driveway crosses property line & into 50' right of way of SW 7th Street on north side;
- b. Fence on north side goes beyond property line;



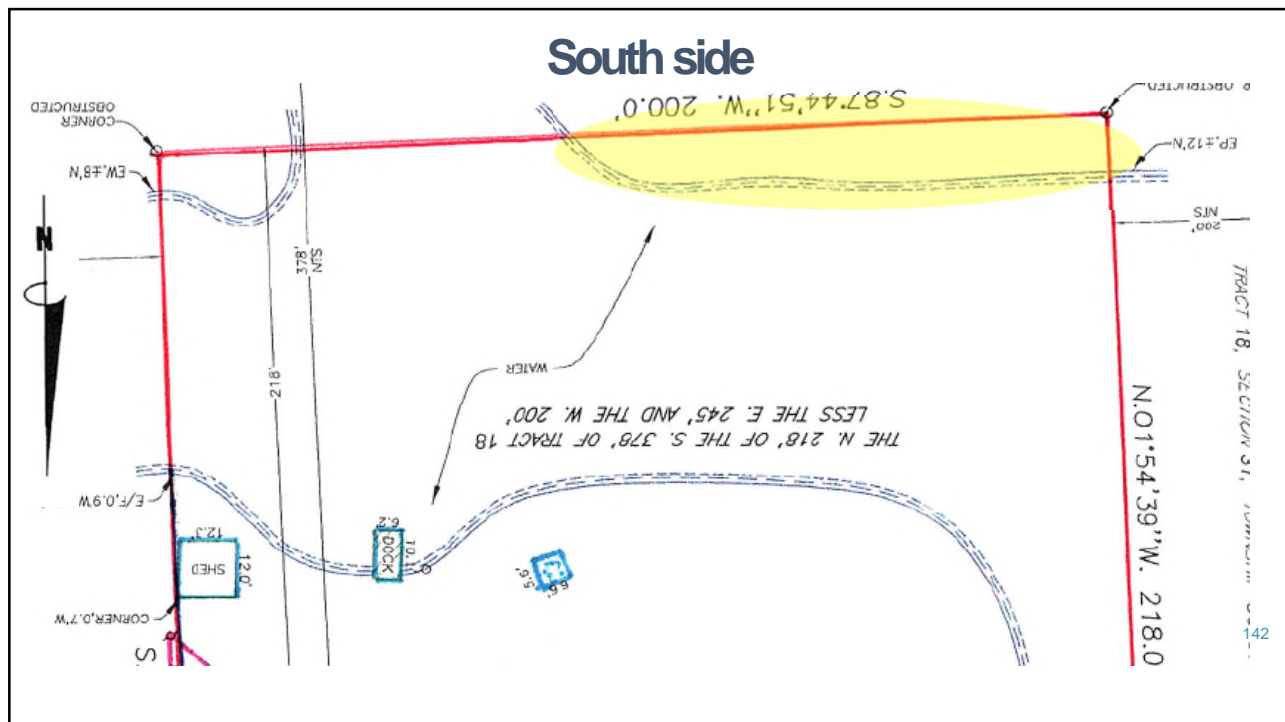
140

Office Follow up

- Shed is 0.7 foot inside property line on east side
 - Review TN 28.01.03 &
 - Contact underwriting



141



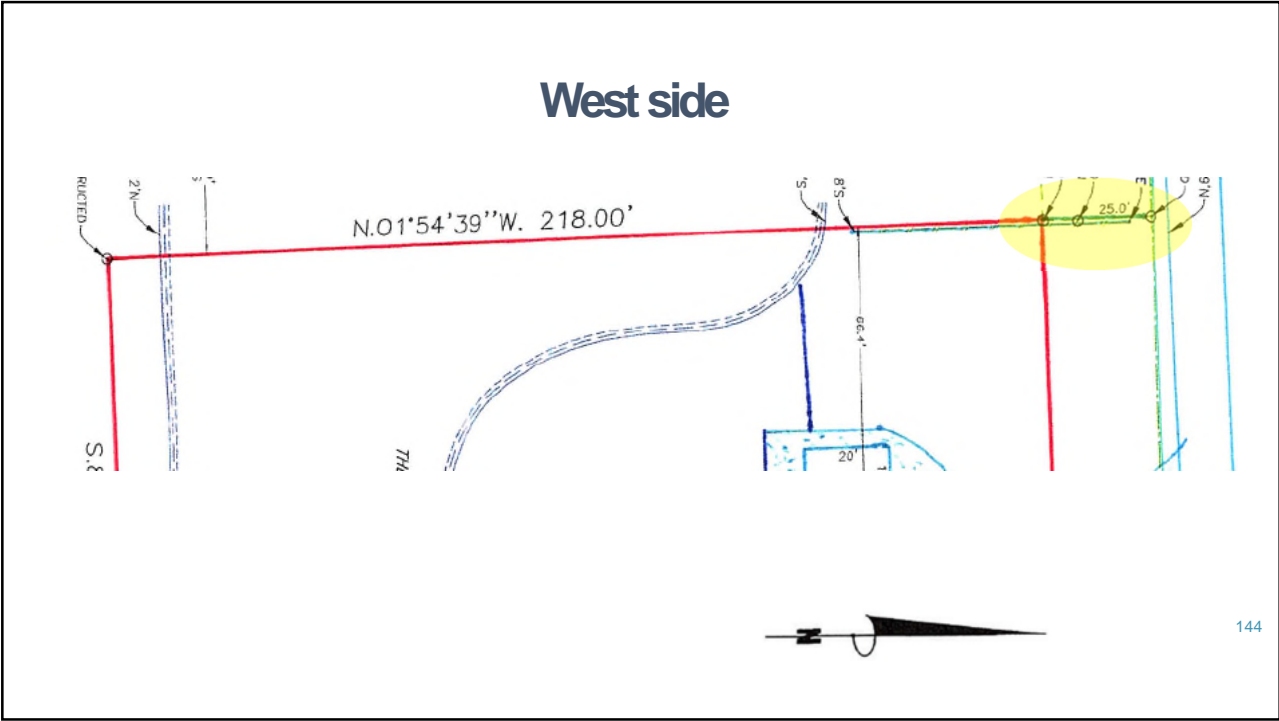
142

Notes to Buyer

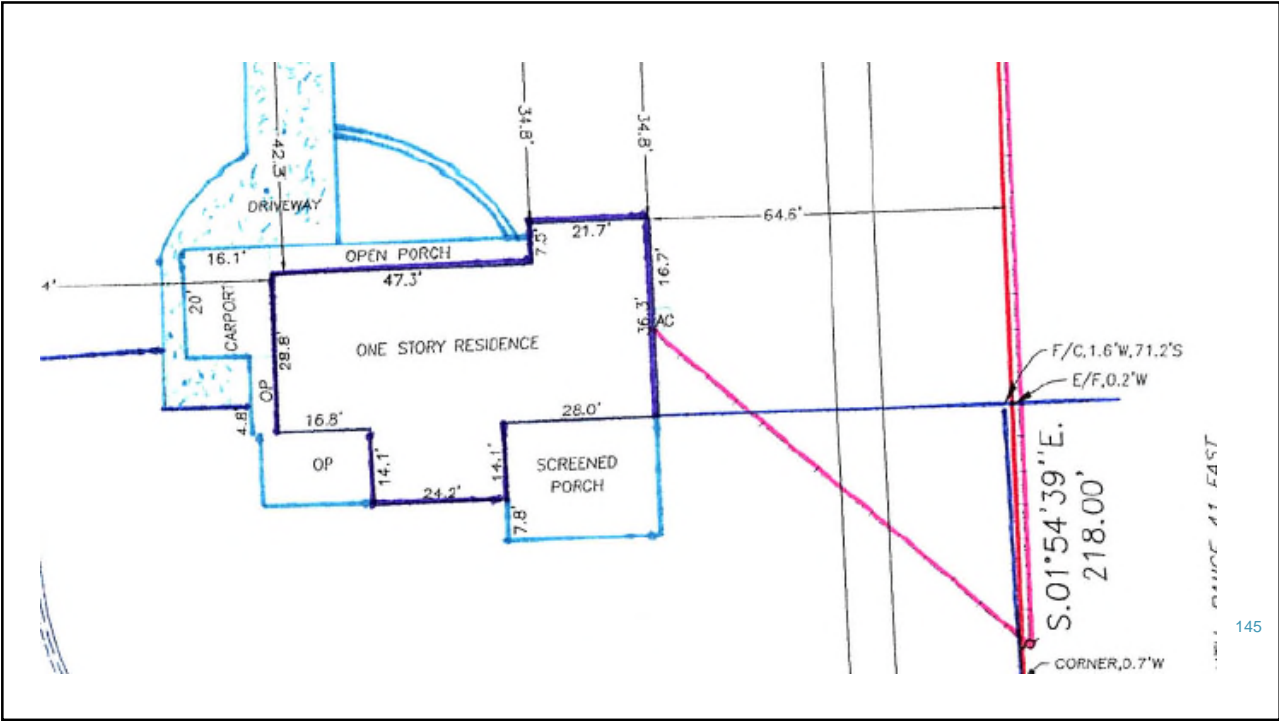
Buyer to initial & date following survey issues

- Driveway crosses property line & into 50' right of way of SW 7th Street on north side
- Fence on north side goes beyond property line;
- Shed is 0.7 foot inside property line on east side –it may need to be relocated;
- There is dry land on south side of property which appears to lack access to a roadway – access is provided on north side;

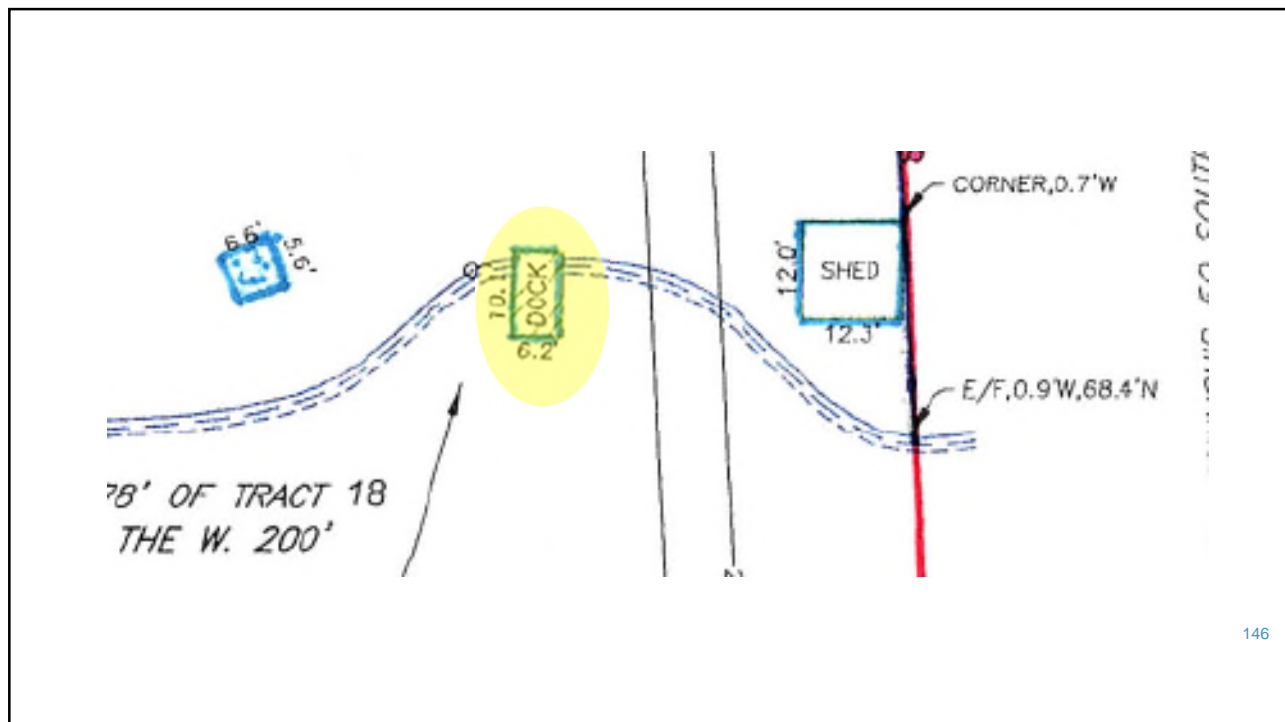
143



144



145



146

Office Follow up

- Shed is 0.7 foot inside property line on east side
 - Review TN 28.01.03 &
 - Contact underwriting
- Determine name of water way &
 - Determine if Florida is owner of property under water or if
 - US has navigation rights
 - Review on demand webinar **“How to Address Sovereignty Lands Issues in Florida”**

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Survey Exception when Providing 9-06 (SRV04)

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Paul J. Stowell, dated 02-10-2021, bearing Invoice # 39442U:

- a. Driveway crosses property line & into 50' right of way of SW 7th Street on north side;
- b. Fence on north side goes beyond property line;
- c. Dock extends into waterway on northside;

(Possible water exceptions – may need to add more)

- e. Riparian and littoral rights are not insured;
- f. Possible right of the public to use that part of the land between the water's edge and the apparent boundary of the upland parcel the is now, or was formerly, regularly used by the public for recreational purposes;
- g. Rights of others to use, and the rights of the State of Florida and United States governments to regulate the navigable waters covering the Land.

148

148

Notes to Buyer

Buyer to initial & date following survey issues

- Driveway crosses property line & into 50' right of way of SW 7th Street on north side
- Fence on north side goes beyond property line;
- Shed is 0.7 foot inside property line on east side –it may need to be relocated;
- There is dry land on south side of property which appears to lack access to a roadway – access is provided on north side;

149


149

Tips

1. Read all words on the survey
2. Make notes for questions for surveyor
3. Make notes of elements to have buyer initial & date
4. Use specific survey exceptions
5. Use check sheet
6. Check for access
7. Locate easements
8. Note any item that crossed property line or into an easement

Part 3

ALTA/NSPS

Surveys

Commercial & Large Transactions

152

Requesting a Survey

153

Prior to Requesting a Survey

- Review contract provisions
 - Who pays
 - Prior surveys & reports to be provided
 - Timing
- If seller is going to pay or pay if contract does not close, include seller's name in certification
- Review prior surveys & reports with buyer
 - Might disclose information that may lead buyer not to continue with purchase



154

Instructions to Surveyor

- MUST provide legible copies of
 - Title commitment (B-II)
 - Associated documents to title commitment (B-II)
 - Zoning information
 - New requirement since February 2021
- Access permission
 - Sec. 472.029, F.S. Authorization to enter lands of third parties
- Share prior surveys with surveyor



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INSTRUCTIONS TO SURVEYOR
☐ Boundary Survey ☐ ALTA/NSPS Survey

File: Click or tap here to enter text.
Address: Click or tap here to enter text.
Closing date: Click or tap here to enter a date.
Closer: Click or tap here to enter text.

Enclosed is the Title Commitment and supporting documents. For an ALTA/NSPS survey, a zoning report is provided for inclusion on field work and map. If any part of information provided is not legible, please notify us immediately so that we may provide a legible copy.

All surveys must show and comply with the following:

1. Comply with Rules 5J-17.051 and 5J-17.052 F.A.C.
2. Legend with all symbols used on the map.
3. A complete legal description of the property. Note any discrepancies between legal description and as used or surveyed. Include the point of beginning if it is contained in the legal description.
4. Perimeter of the property by courses and distances and of all lines described by referenced to the line of another piece of property.
5. Any improvements to the extent constructed and relation of improvements by distances to perimeter of property, established building setback lines and street right-of-way lines.
6. All matters affecting the property, including fences, power lines, telephone lines, pipelines, lakes, streams, private roadways, etc.
7. All paved areas, including drives, walks, private roadways, parking spaces, and such improvements as swimming pools, tennis courts, etc. If applicable, the number of parking spaces must be shown.
8. Location and width of all easements and other matters of record referred to in the title commitment, showing book and page or instrument number of recording. Include a statement that all easements and other matters of record are located pursuant to the specific recorded documents.
9. Encroachments and the extent thereof in feet and inches (if practicable) upon the property.
10. Location and width of all dedicated public streets, travel ways, evidence of travel use or rights-of-way which abut or cross the subject property, including an indication that the road right-of-way abuts the property line, and whether such access is paved to the property line.
11. Nearest adequate source of sewer, water, electric, telephone, and gas service.
12. All easements necessary to bring utilities to the property.
13. Flood zone designation(s) indicating whether the subject property is located inside the special flood hazard areas as shown on the published Flood Hazard Boundary Map (FHB) or in Flood Insurance Rate Map (FIRM) Zones A, AE, A1-A30, AH, AO, A99, AR, AR/AE, AR/AO, AR/A1-A30, AR/A, V, VE, or V1-V30, to evidence whether the subject property lies in a flood area.
14. Professional liability insurance policy in the amount of \$ Click or tap here to enter text. with a copy of the declaration page of such insurance policy.
15. The survey should be no more than 90 days old and contain the following certification:

Surveyor's Certificate

To: **Buyer:** Click or tap here to enter text.
Your office:
Lender: Click or tap here to enter text.
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with Florida Standards of Practice as delineated in the Florida Administrative Code 5J-17. The field work was completed on _____, PSM No. _____

Or for ALTA/NSPS

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items _____ of Table A thereof. The file work was completed on _____, 20____

Additional instructions for ALTA/NSPS surveys:

16. Comply with ALTA/NSPS 2021 standards.
17. Confirm physical access.
18. Age of monuments and structures if there are gaps or overlays found.
19. Other from ALTA/NSPS

Table A:

<input type="checkbox"/> 1.	<input type="checkbox"/> 2.	<input type="checkbox"/> 3.	<input type="checkbox"/> 4.	<input type="checkbox"/> 5.
<input type="checkbox"/> 6.(a)	<input type="checkbox"/> 6.(b)	<input type="checkbox"/> 7.(a)	<input type="checkbox"/> 7.(b)(1)	<input type="checkbox"/> 7.(b)(2)
<input type="checkbox"/> 7.(c)	<input type="checkbox"/> 8	<input type="checkbox"/> 9.	<input type="checkbox"/> 10.	<input type="checkbox"/> 11.(a)
<input type="checkbox"/> 11 (b)	<input type="checkbox"/> 12.	<input type="checkbox"/> 13.	<input type="checkbox"/> 14.	<input type="checkbox"/> 15.
<input type="checkbox"/> 16.	<input type="checkbox"/> 17.	<input type="checkbox"/> 18.	<input type="checkbox"/> 19.	

☐ 20. Click or tap here to enter text.

Any questions or concerns, please contact our office immediately prior to completing field work.
 Note: This letter is intended as a work aid and basic guidance and not a substitute for legal analysis of a specific transaction.

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Or for ALTA/NSPS

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items _____ of Table A thereof. The file work was completed on _____, 20____

Additional instructions for ALTA/NSPS surveys:

16. Comply with ALTA/NSPS 2021 standards.
17. Confirm physical access.
18. Age of monuments and structures if there are gaps or overlays found.
19. Other from ALTA/NSPS

Table A:

<input type="checkbox"/> 1.	<input type="checkbox"/> 2.	<input type="checkbox"/> 3.	<input type="checkbox"/> 4.	<input type="checkbox"/> 5.
<input type="checkbox"/> 6.(a)	<input type="checkbox"/> 6.(b)	<input type="checkbox"/> 7.(a)	<input type="checkbox"/> 7.(b)(1)	<input type="checkbox"/> 7.(b)(2)
<input type="checkbox"/> 7.(c)	<input type="checkbox"/> 8	<input type="checkbox"/> 9.	<input type="checkbox"/> 10.	<input type="checkbox"/> 11.(a)
<input type="checkbox"/> 11 (b)	<input type="checkbox"/> 12.	<input type="checkbox"/> 13.	<input type="checkbox"/> 14.	<input type="checkbox"/> 15.
<input type="checkbox"/> 16.	<input type="checkbox"/> 17.	<input type="checkbox"/> 18.	<input type="checkbox"/> 19.	

☐ 20. Click or tap here to enter text.

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Survey Review / Read

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Caution

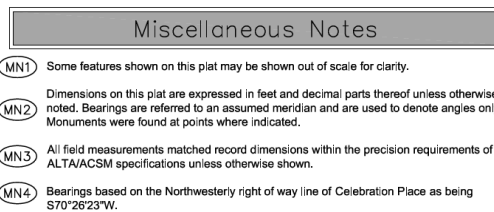
- Always read survey to ensure instructions were followed
- Look for words that they actually
 - Surveyed the property
 - Work completed in accordance with ALTA standards
 - Field work must be done



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Notes

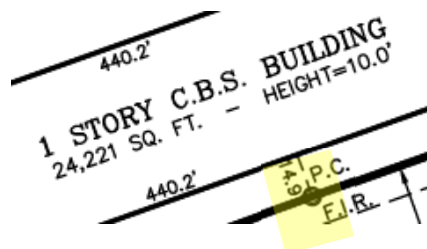
- All notes should be read carefully
 - May reveal problems
 - Lack of note could also be concerning
- Differences in recorded & measured distances
 - Should be noted & examined – sometimes can be an issue
 - No set rule – case by case



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Improvements

- On the line – line has no physical width
 - On the line is an encroachment
- Should show distance from improvement to property line
- Check to see if improvements overlap any easement or boundary line



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Zoning

- Will current zoning allow for contemplated improvements?
- Is there existing non-conforming
 - Improvements
 - Use
 - Costs to remedy
- Environmental protection zones & buffers
 - Federal
 - State
 - Local



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Compare to Title Commitment & Instructions

- Review B-II elements ensure that all necessary B-II elements are shown on survey map
- Surveyor may have determined that an item needs not be mapped
 - Review as you may disagree
- Remember use checklist



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Compare to Instructions

- Carefully read all information provided
- Ensure that survey complies with instructions
- Ask questions
- Use your checklist

Survey Checklist

- ☐ **Technical Requirements**
 - ☐ Includes surveyor's
 - ☐ Original embossed seal or
 - ☐ Electronic seal
 - ☐ Seal states "Florida Registered Surveyor & Mapper"
 - ☐ Survey is signed
 - ☐ Survey is dated
 - ☐ Field work done ____/____/____ (more than 90 days ago, comply with TN 25.03.06(B))
- ☐ **Drawing Identified Essential Features**
 - ☐ Boundary lines
 - ☐ Any body of water
 - ☐ Other natural & manufactured objects affecting the property
 - ☐ Easements of any kind
 - ☐ Rights-of-way
 - ☐ Platted building setback lines

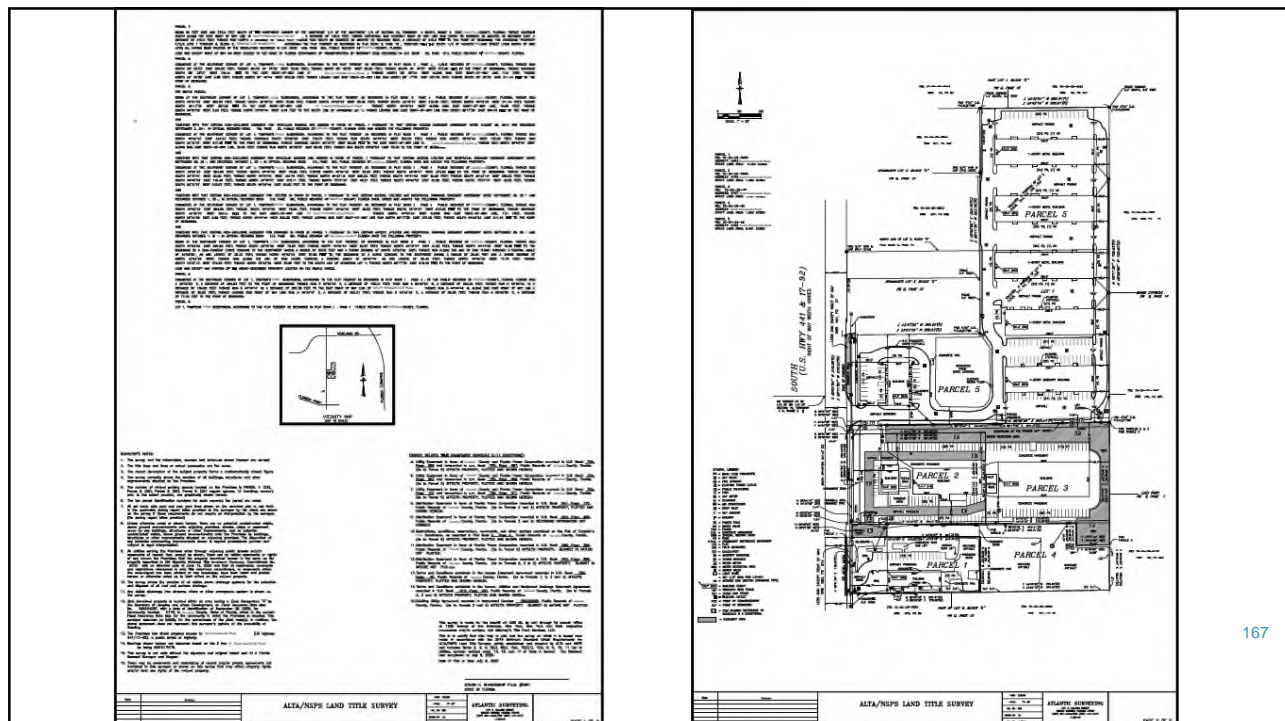
164

Survey Checklist	Additional Checklist ALTA/NSPS Survey
File: Click or tap here to enter text. Address: Click or tap here to enter text. Closing date: Click or tap here to enter a date. Closer: Click or tap here to enter text.	
<input type="checkbox"/> Technical Requirements <ul style="list-style-type: none"><input type="checkbox"/> Includes surveyor's<ul style="list-style-type: none"><input type="checkbox"/> Original embossed seal or<input type="checkbox"/> Electronic seal<ul style="list-style-type: none"><input type="checkbox"/> Seal states "Florida Registered Surveyor & Mapper"<input type="checkbox"/> Survey is signed<input type="checkbox"/> Survey is dated ____/____/____ (more than 90 days ago, comply with TN 25.03.06(B))<input type="checkbox"/> Drawing signed ____/____/____<input type="checkbox"/> Name<input type="checkbox"/> Address<input type="checkbox"/> Certificate of authorization number<input type="checkbox"/> License number<input type="checkbox"/> Statement survey not valid without signature and seal <input type="checkbox"/> Certifications<ul style="list-style-type: none"><input type="checkbox"/> NEW survey certified to<ul style="list-style-type: none"><input type="checkbox"/> Proposed insured buyer<input type="checkbox"/> Proposed insured lender<input type="checkbox"/> Old Republic<input type="checkbox"/> Fund Member's office<input type="checkbox"/> Seller<input type="checkbox"/> PRIOR survey certified to<ul style="list-style-type: none"><input type="checkbox"/> Seller or<input type="checkbox"/> Prior owner in chain of title<input type="checkbox"/> ALTA/NSPS language as needed<input type="checkbox"/> Directional north arrow located<input type="checkbox"/> All symbols used on map are defined in legend<input type="checkbox"/> Surveyor's notes have been read carefully<input type="checkbox"/> Legal access confirmed<input type="checkbox"/> Map shows access to public road<input type="checkbox"/> Map shows access via private road<ul style="list-style-type: none"><input type="checkbox"/> Verified easement for use and that private road connects to a public road <input type="checkbox"/> Legal Description Accuracy<ul style="list-style-type: none"><input type="checkbox"/> Legal description matches the<ul style="list-style-type: none"><input type="checkbox"/> Last deed of record, if not contact Fund underwriting<input type="checkbox"/> Title commitment	<input type="checkbox"/> Fieldwork (Section 5) <ul style="list-style-type: none"><input type="checkbox"/> Monuments – location, size character<ul style="list-style-type: none"><input type="checkbox"/> Found<input type="checkbox"/> Placed<input type="checkbox"/> Location, description & character of any lines<ul style="list-style-type: none"><input type="checkbox"/> Rights of way & access<input type="checkbox"/> Location<input type="checkbox"/> Roads, streets abutting, location & size<input type="checkbox"/> Visible evidence of physical access<input type="checkbox"/> Location & character of other forms of access<input type="checkbox"/> Any potentially encroaching access ways<input type="checkbox"/> Location of any road or street not documented<input type="checkbox"/> Access to & from waters adjoining property<input type="checkbox"/> Lines of possession & improvements on boundaries<ul style="list-style-type: none"><input type="checkbox"/> Character & location of evidence of possession<input type="checkbox"/> Character & location of all walls, buildings, fences, & other improvement within 5 feet of each boundary<input type="checkbox"/> Any potential encroaching structure (fire escapes, overhangs doors opening out, etc.)<input type="checkbox"/> Buildings<ul style="list-style-type: none"><input type="checkbox"/> Easements & servitudes<input type="checkbox"/> Evidence of any easement or servitude<input type="checkbox"/> Surface indication of underground easements or servitudes<input type="checkbox"/> Evidence on or above ground of utilities on, above or below ground<input type="checkbox"/> Cemeteries<input type="checkbox"/> Water features & location of water <input type="checkbox"/> Plat or Map (section 6)<ul style="list-style-type: none"><input type="checkbox"/> Evidence & location of items notated in Fieldwork above<input type="checkbox"/> Boundary, descriptions, dimensions & closures<ul style="list-style-type: none"><input type="checkbox"/> Descriptions – current, new<input type="checkbox"/> Point of beginning<input type="checkbox"/> Details of direction, length & curve of boundaries<input type="checkbox"/> Details of water boundary within 5 feet<input type="checkbox"/> Any gaps of overlays, if so, age of monuments<input type="checkbox"/> Explanation of significant differences<input type="checkbox"/> Note regarding site conditions<input type="checkbox"/> Note if access within 5 feet was restricted<input type="checkbox"/> Note regarding title commitment
	<input type="checkbox"/> Easements, servitudes, rights of way access & documents <ul style="list-style-type: none"><input type="checkbox"/> Location & width<input type="checkbox"/> Note if no access to public way observed<input type="checkbox"/> Platted setback or building restrictions <input type="checkbox"/> Presentation<ul style="list-style-type: none"><input type="checkbox"/> No less than 6.5 X 11<input type="checkbox"/> Vicinity map<input type="checkbox"/> Necessary additional information<input type="checkbox"/> Caption "ALTA/NSPS Land Title Survey" <input type="checkbox"/> Table A<ul style="list-style-type: none"><input type="checkbox"/> Requested<ul style="list-style-type: none"><input type="checkbox"/> 1 Monuments placed or referenced at boundary corners<input type="checkbox"/> 2 Address<input type="checkbox"/> 3 Flood zone classification<input type="checkbox"/> 4 Gross land area<input type="checkbox"/> 5 Vertical relief, contour interval, datum & originating benchmark<input type="checkbox"/> 6 (a) Current zoning classification<input type="checkbox"/> 6 (b) Current zoning setback, height & floor space<input type="checkbox"/> 7 (a) Exterior dimensions of buildings<input type="checkbox"/> 7 (b) (1) Square footage of exterior footprint of buildings<input type="checkbox"/> 7 (b) (2) Square footage of other areas specified<input type="checkbox"/> 7 (c) Measured height of buildings<input type="checkbox"/> 8 Other substantial features<input type="checkbox"/> 9 Number & type of identifiable parking spaces<input type="checkbox"/> 10 (a) Divisions or party walls<input type="checkbox"/> 11 (a) Underground utilities in plane and/or reports provided<input type="checkbox"/> 11 (b) Underground utilities by marking coordinated a private utility locate request<input type="checkbox"/> 12 Government agency requirements<input type="checkbox"/> 13 Names of adjoining owner of platted lands<input type="checkbox"/> 14 Distance to nearest intersecting street<input type="checkbox"/> 15 Rectified orthography, photogrammetric mapping, airborne/mobile laser scanning<input type="checkbox"/> 16 Evidence of earth moving work, building construction or additions<input type="checkbox"/> 17 Proposed changes in street right of way<input type="checkbox"/> 18 Any plottable offsite easements or servitudes disclosed in documented provided or obtained<input type="checkbox"/> 19 Professional Liability insurance policy in minimum amount of \$ Click or tap here to enter text.<input type="checkbox"/> 20 Other Click or tap here to enter text.

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Osceola Property

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PARCEL 3:

FEE SIMPLE PARCEL:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°02'03" EAST 284.83 FEET; THENCE SOUTH 89°00'02" WEST 76.99 FEET; THENCE NORTH 00°02'03" WEST 52.65 FEET; THENCE SOUTH 89°36'07" WEST 210.50 FEET; THENCE NORTH 00°02'03" WEST 211.44 FEET; THENCE SOUTH 89°17'35" WEST 307.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE NORTH 00°00'04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 10.96 FEET; THENCE SOUTH 89°59'36" WEST 5.03 FEET; THENCE NORTH 00°00'04" WEST 6.96 FEET TO THE SOUTH LINE OF AFORESAID LOT 1; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 89°17'35" EAST 599.54 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 PURSUANT TO THAT CERTAIN ACCESS EASEMENT AGREEMENT DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 3, 2015 IN OFFICIAL RECORDS BOOK 799, PAGE 83, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA OVER AND ACROSS THE FOLLOWING PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°02'03" EAST 284.83 FEET; THENCE CONTINUE SOUTH 00°02'03" EAST 105.01 FEET; THENCE RUN SOUTH 89°00'03" WEST 300.02 FEET; THENCE RUN NORTH 00°00'42" WEST 130.00 FEET; THENCE RUN SOUTH 89°36'07" WEST 217.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°36'07" WEST 80.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE RUN NORTH 00°00'04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 30.00 FEET; THENCE RUN NORTH 89°36'07" EAST 80.00 FEET; THENCE RUN SOUTH 00°00'04" EAST 30.00 TO THE POINT OF BEGINNING.

AND

PARCEL 4:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE RUN S 00°02'03" E, A DISTANCE OF 284.83 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°02'03" E, A DISTANCE OF 105.01 FEET; THEN RUN S 89°00'03" W, A DISTANCE OF 300.02 FEET; THENCE RUN N 00°00'42" W; A DISTANCE OF 130.00 FEET; THENCE RUN S 89°36'07" W; A DISTANCE OF 297.38 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE RUN N 00°00'04" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN N 89°36'07" E, A DISTANCE OF 520.31 FEET; THENCE RUN S 00°02'03" E, A DISTANCE OF 52.65 FEET; THENCE RUN N 89°00'03" E, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

REMOVED NUMBER 1, 2, 10 IN OFFICIAL RECORDS BOOK 813, PAGE 293, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA OVER AND ACROSS THE FOLLOWING PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°02'03" EAST 284.83 FEET; THENCE SOUTH 89°00'02" WEST 76.99 FEET; THENCE NORTH 00°02'03" WEST 52.65 FEET; THENCE SOUTH 89°36'07" WEST 210.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°36'07" WEST 309.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE NORTH 00°00'04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 7.51 FEET; THENCE NORTH 89°59'35" EAST 2.68 FEET; THENCE NORTH 00°00'04" WEST 202.29 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 89°17'35" EAST 307.02 FEET; THENCE SOUTH 00°02'03" EAST 211.44 FEET TO THE POINT OF BEGINNING.

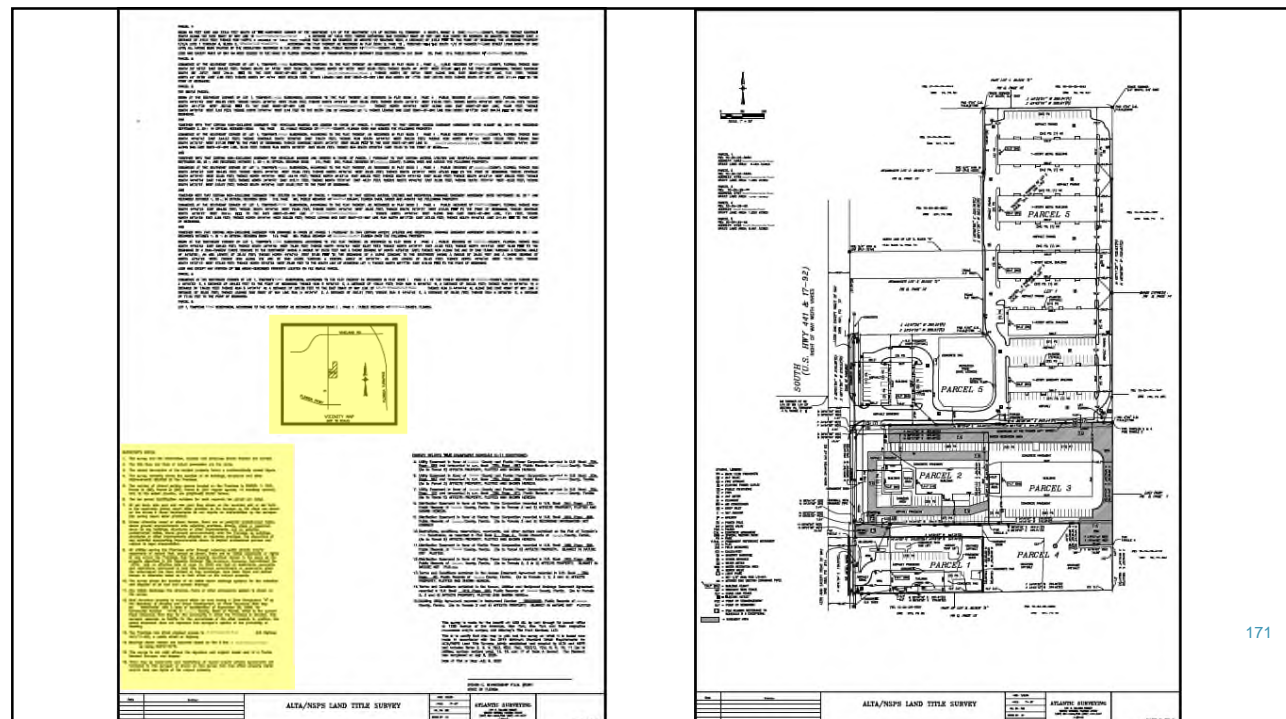
AND

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR DRAINAGE IN FAVOR OF PARCEL 1 PURSUANT TO THAT CERTAIN ACCESS, UTILITIES AND RECIPROCAL DRAINAGE EASEMENT AGREEMENT DATED SEPTEMBER 26, 2015 AND RECORDED OCTOBER 1, 2015 IN OFFICIAL RECORDS BOOK 813, PAGE 293, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA OVER THE FOLLOWING PROPERTY:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°02'03" EAST 284.83 FEET; THENCE SOUTH 89°00'02" WEST 76.99 FEET; THENCE NORTH 00°02'03" WEST 62.97 FEET; THENCE NORTH 89°36'07" EAST 31.92 FEET; THENCE NORTH 00°02'03" WEST 19.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF NORTH 43°24'32" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°52'50", AN ARC LENGTH OF 39.43 FEET; THENCE NORTH 00°02'03" WEST 87.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING OF NORTH 43°28'26" WEST; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°52'50", AN ARC LENGTH OF 39.43 FEET; THENCE NORTH 00°02'03" WEST 17.70 FEET; THENCE SOUTH 89°55'10" WEST 473.83 FEET; THENCE NORTH 00°42'25" WEST 39.96 FEET TO THE SOUTH LINE OF AFORESAID LOT 1; THENCE NORTH 89°17'35" EAST 519.40 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LOCATED ON FEE SIMPLE PARCEL.

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SURVEYOR'S NOTES:

1. The survey and the information, courses and distances shown thereon are correct.
2. The title lines and lines of actual possession are the same.
3. The record description of the subject property forms a mathematically closed figure.
4. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
5. The number of striped parking spaces located on the Premises is PARCEL 1: (23), Parcel 2: (99), Parcel 3: (55), Parcel 5: (291 regular spaces, 10 handicap spaces), and, to the extent possible, are graphically shown hereon.
6. The tax parcel identification numbers for each separate tax parcel are noted.
7. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning report letter provided to the surveyor by the client are shown on the survey if those requirements do not require an interpretation by the surveyor. (No zoning report letter provided)
8. Unless otherwise noted or shown hereon, there are no potential unobstructed visible, above ground encroachments onto adjoining premises, streets, alleys or easement areas by any buildings, structures or other improvements, and no potential unobstructed visible, above ground encroachments onto the Premises by buildings, structures or other improvements situated on adjoining premises. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.
9. All utilities serving the Premises enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights of way across the Premises; that the property described hereon is the same as the property described in Old Republic National Title Insurance Company, Commitment No. 9703 with an effective date of June 12, 2020 and that all easements, covenants and restrictions referenced in said title insurance commitment, or easements which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effect on the subject property.

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10. The survey shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage.
11. Any visible discharge into streams, rivers or other conveyance system is shown on the survey.
12. Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 095C0420F, with a date of identification of September 25, 2009, for Community Number 0179, in Osceola County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the Premises is situated. This surveyor assumes no liability for the correctness of the cited map(s), in addition, the above statement does not represent this surveyor's opinion of the probability of flooding.
13. The Premises has direct physical access to South Kenansville Road (US Highway 441/17-92), a public street or highway.
14. Bearings shown hereon are assumed based on the E line of South Kenansville Road as being N00°01'54"W.
15. This survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
16. There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this survey that may affect property rights and/or land use rights of the subject property.

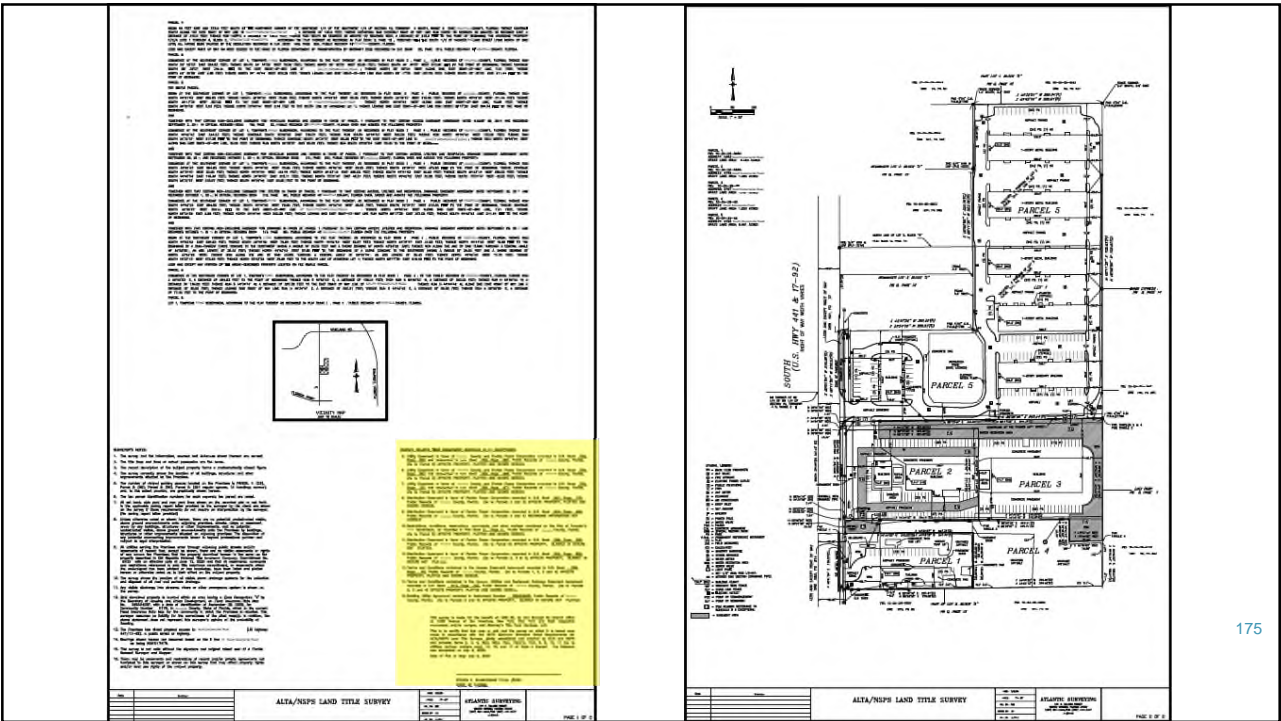
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Notes to Surveyor

- Correct number 16. of notes to indicate no information regarding **private** easement &/or restrictions was given

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(SURVEY RELATED TITLE COMMITMENT SCHEDULE B-11 EXCEPTIONS):

5. Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 754, Page 025 and rerecorded in O.R. Book 759, Page 667, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
6. Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 754, Page 027 and rerecorded in O.R. Book 759, Page 669, Public Records of Osceola County, Florida. (As to Parcel 3) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
7. Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 754, Page 101 and rerecorded in O.R. Book 759, Page 671, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
8. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 941, Page 170, Public Records of Osceola County, Florida. (As to Parcels 2 and 3) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
9. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 924, Page 468, Public Records of Osceola County, Florida. (As to Parcels 2 and 4) RECORDING INFORMATION NOT CORRECT
10. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Tompkin's Pond Subdivision, as recorded in Plat Book 2, Page 4, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
11. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 069, Page 295, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.
12. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 969, Page 882, Public Records of Osceola County, Florida. (As to Parcels 2, 3 & 4) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.
13. Terms and Conditions contained in the Access Easement Agreement recorded in O.R. Book 799, Page 83, Public Records of Osceola County, Florida. (As to Parcels 1, 2, 3 and 4) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
14. Terms and Conditions contained in the Access, Utilities and Reciprocal Drainage Easement Agreement recorded in O.R. Book 813, Page 293, Public Records of Osceola County, Florida. (As to Parcels 2, 3 and 4) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
15. Building Utility Agreement recorded in Instrument Number 180464965, Public Records of Osceola County, Florida. (As to Parcels 2 and 4) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.

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Office Follow up

- Determine correct recording information for 9. on commitment
 - Update commitment
 - Update surveyor

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Notes to Surveyor

- Correct number 16. of notes to indicate no information regarding **private** easement &/or restrictions was given
- Update survey map with corrected recording information for 9. on commitment

(SURVEY RELATED TITLE COMMITMENT SCHEDULE B-11 EXCEPTIONS):

5. Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 754, Page 025 and rerecorded in O.R. Book 759, Page 667, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
6. Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 754, Page 027 and rerecorded in O.R. Book 759, Page 669, Public Records of Osceola County, Florida. (As to Parcel 3) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
7. Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 754, Page 101 and rerecorded in O.R. Book 759, Page 671, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
8. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 941, Page 170, Public Records of Osceola County, Florida. (As to Parcels 2 and 3) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
9. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 924, Page 468, Public Records of Osceola County, Florida. (As to Parcels 2 and 4) RECORDING INFORMATION NOT CORRECT
10. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Tompkin's Pond Subdivision, as recorded in Plat Book 2, Page 4, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
11. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 069, Page 295, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.
12. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 969, Page 882, Public Records of Osceola County, Florida. (As to Parcels 2, 3 & 4) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.
13. Terms and Conditions contained in the Access Easement Agreement recorded in O.R. Book 799, Page 83, Public Records of Osceola County, Florida. (As to Parcels 1, 2, 3 and 4) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
14. Terms and Conditions contained in the Access, Utilities and Reciprocal Drainage Easement Agreement recorded in O.R. Book 813, Page 293, Public Records of Osceola County, Florida. (As to Parcels 2, 3 and 4) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
15. Building Utility Agreement recorded in Instrument Number 180464965, Public Records of Osceola County, Florida. (As to Parcels 2 and 4) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.

This survey is made for the benefit of: UBS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York and their respective successors and/or assigns, and Attorney's Title Fund Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (as to utilities, surface matters only), 13, 16, and 17 of Table A thereof. The fieldwork was completed on July 8, 2020.

Date of Plat or Map: July 9, 2020

STEVEN E. BLANKENSHIP P.S.M. #5361
STATE OF FLORIDA

- Certification
 - Only bank & The Fund
 - Need to add others?
- Not signed or dated
 - Draft survey?



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Office Follow up

- Determine correct recording information for 9. on commitment
 - Update commitment
 - Update surveyor
- Provide surveyor with additional parties for certification on survey

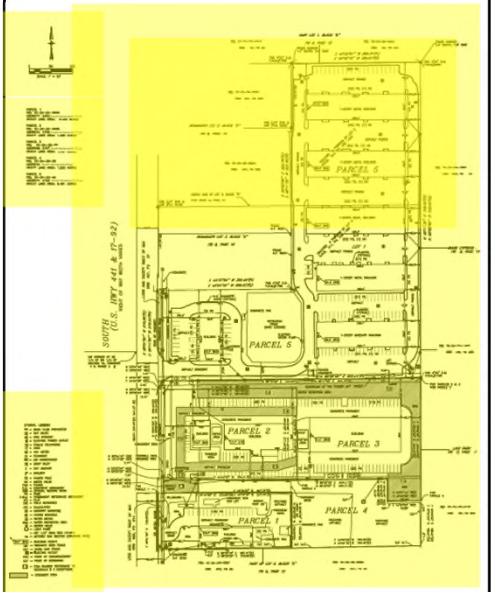


181

Notes to Surveyor

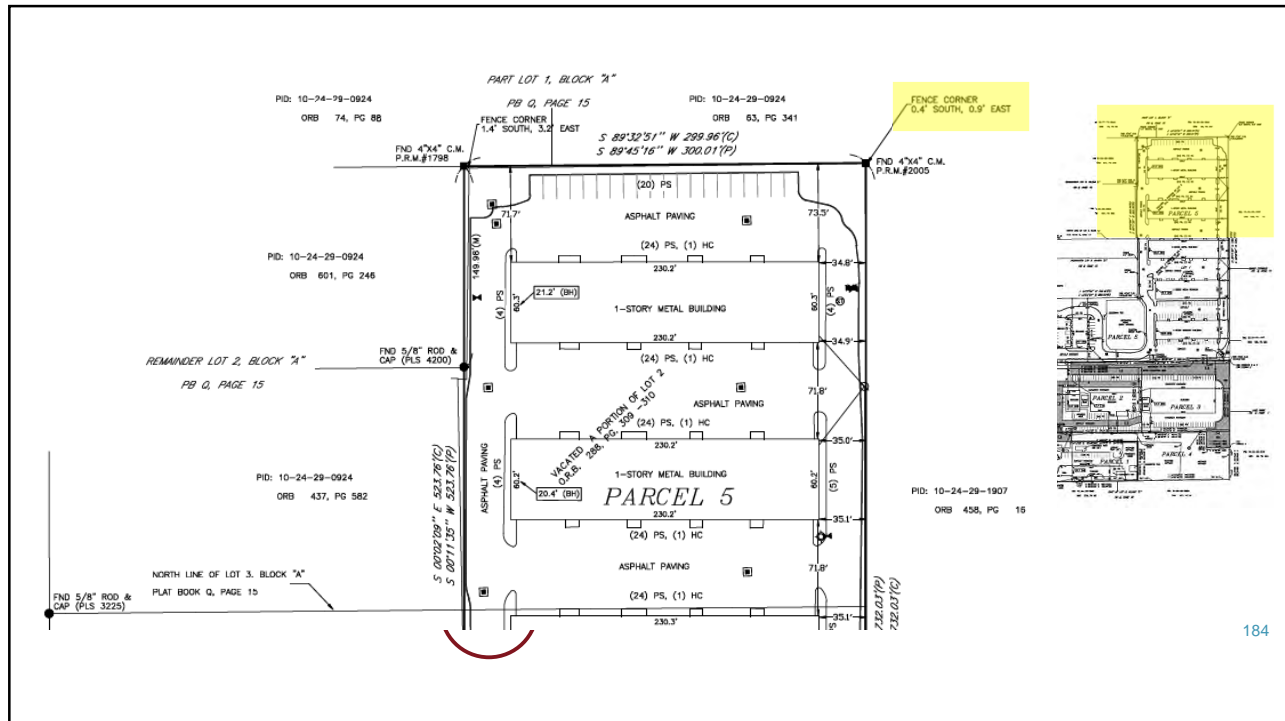
- Correct number 16. of notes to indicate no information regarding **private** easement &/or restrictions was given
- Update survey map with corrected recording information for 9. on commitment
- Update certification to include additional parties' names
- After all corrections sign & date

182

<p>PARCEL 1 PID: 10-24-29-0000 ADDRESS: 9803 South Kenansville Road GROSS LAND AREA: 0.888 ACRES</p> <p>PARCEL 2 PID: 10-24-29-0000 ADDRESS: 9789 South Kenansville Road GROSS LAND AREA: 1.485 ACRES</p> <p>PARCEL 3 PID: 10-24-29-00 ADDRESS: 9797 South Kenansville Road GROSS LAND AREA: 1.767 ACRES</p> <p>PARCEL 4 PID: 10-24-29-00 ADDRESS: South Kenansville Road GROSS LAND AREA: 1.203 ACRES</p> <p>PARCEL 5 PID: 10-24-29-86 ADDRESS: 9785 South Kenansville Road GROSS LAND AREA: 6.491 ACRES</p>	
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183

183



184

Buyer Follow up

- Fence is outside of property line on northeast corner;

185

Objection – 1

- Survey map describes and depicts a fence outside subject property on northeast corner
- This encroachment constitutes a title objection
 - Please furnish any permit, approval, easement or lease that allows such fence to remain in its current location
 - If none, buyer and lender reserve the right to require seller to
 - Relocate fence or
 - Obtain written permission (acceptable to buyer and lender) from appropriate governmental authority for fence to remain in its current location

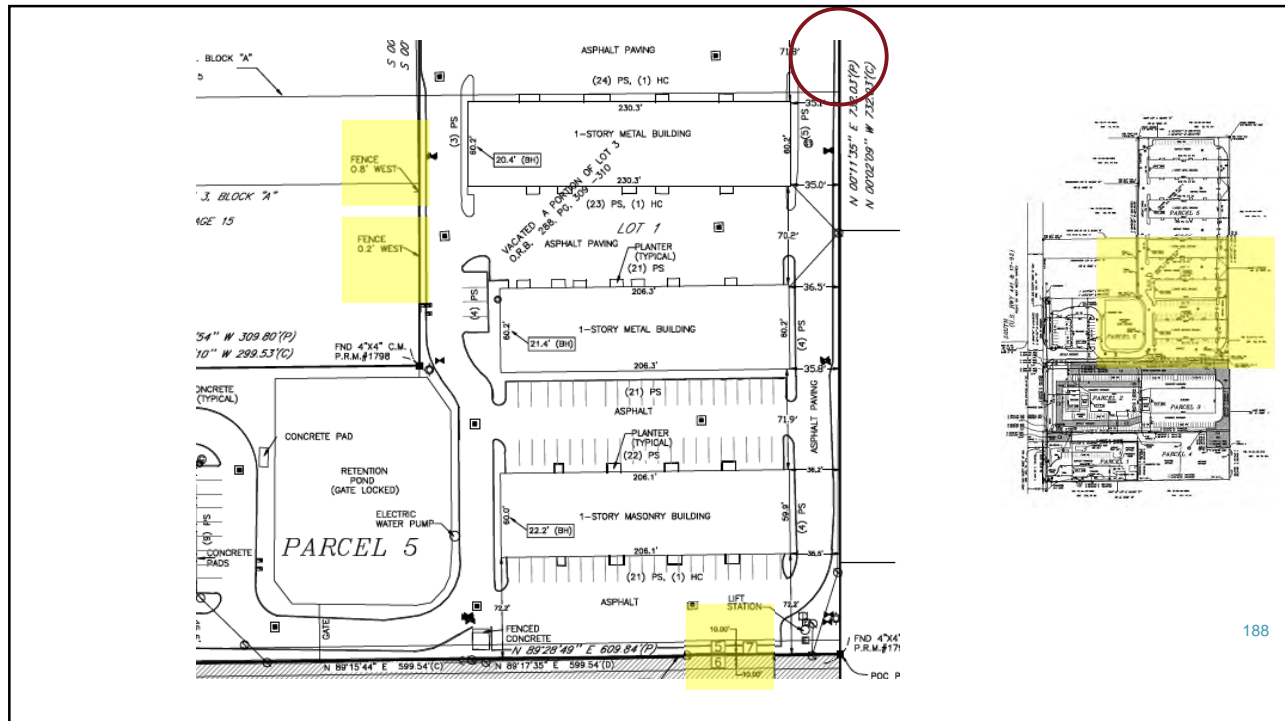
186

Updating Commitment

- Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Steven E. Blankenship, PSM, dated July 9, 2020, bearing Job #120034:
 - a. Fence is outside of property line on northeast corner;



187



188

Buyer Follow up

- Fence is outside of property line on northeast corner;
- Fence is outside of property line on west side near northern border;

189

Objection – 2

- Survey map describes and depicts a fence outside subject property on west side near northern border
- This encroachment constitutes a title objection
 - Please furnish any permit, approval, easement or lease that allows such fence to remain in its current location
 - If none, buyer and lender reserve the right to require seller to
 - Relocate fence or
 - Obtain written permission (acceptable to buyer and lender) from appropriate governmental authority for fence to remain in its current location

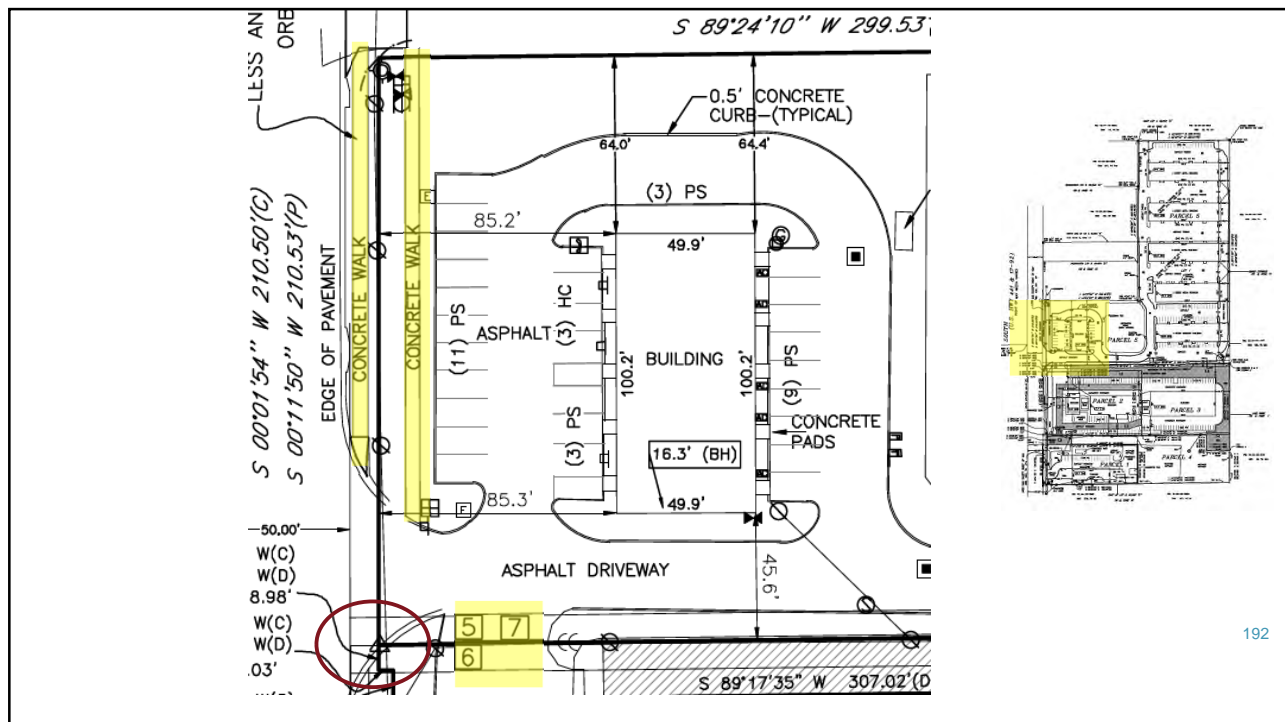
190

Updating Commitment

- Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Steven E. Blankenship, PSM, dated July 9, 2020, bearing Job #120034:
 - a. Fence is outside of property line on northeast corner;
 - b. Fence is outside of property line on west side near northern border;

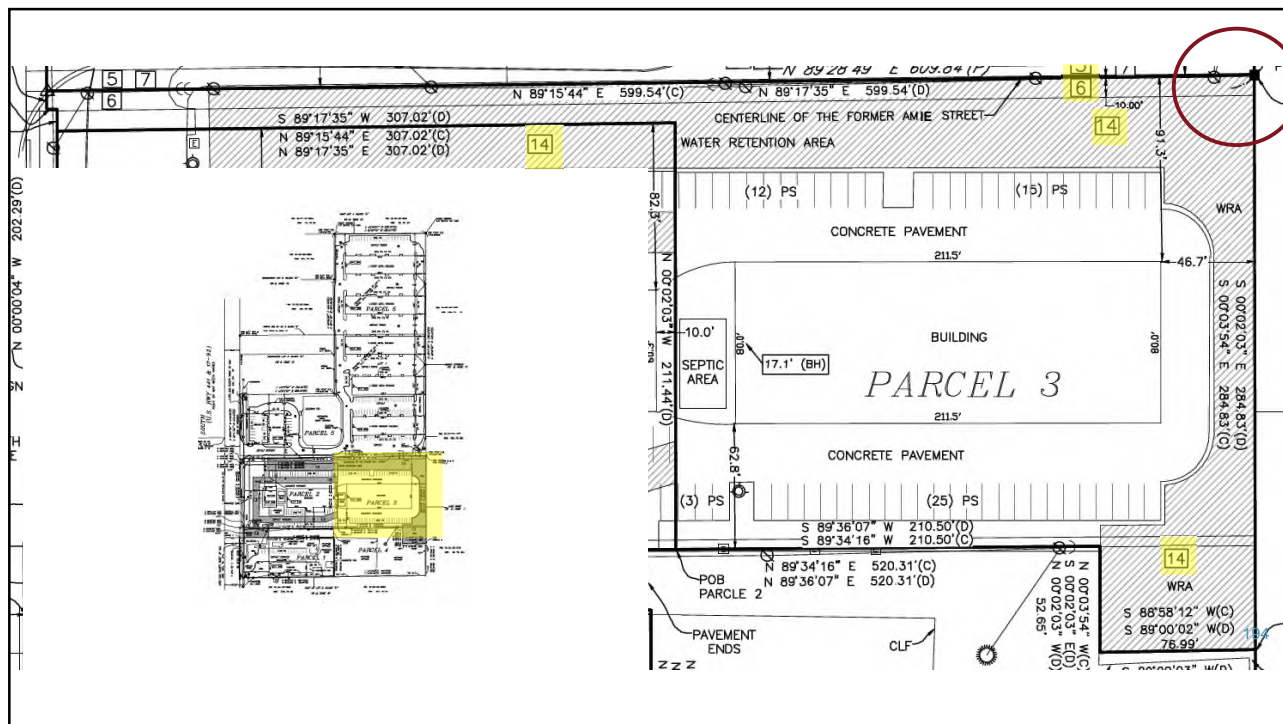


191

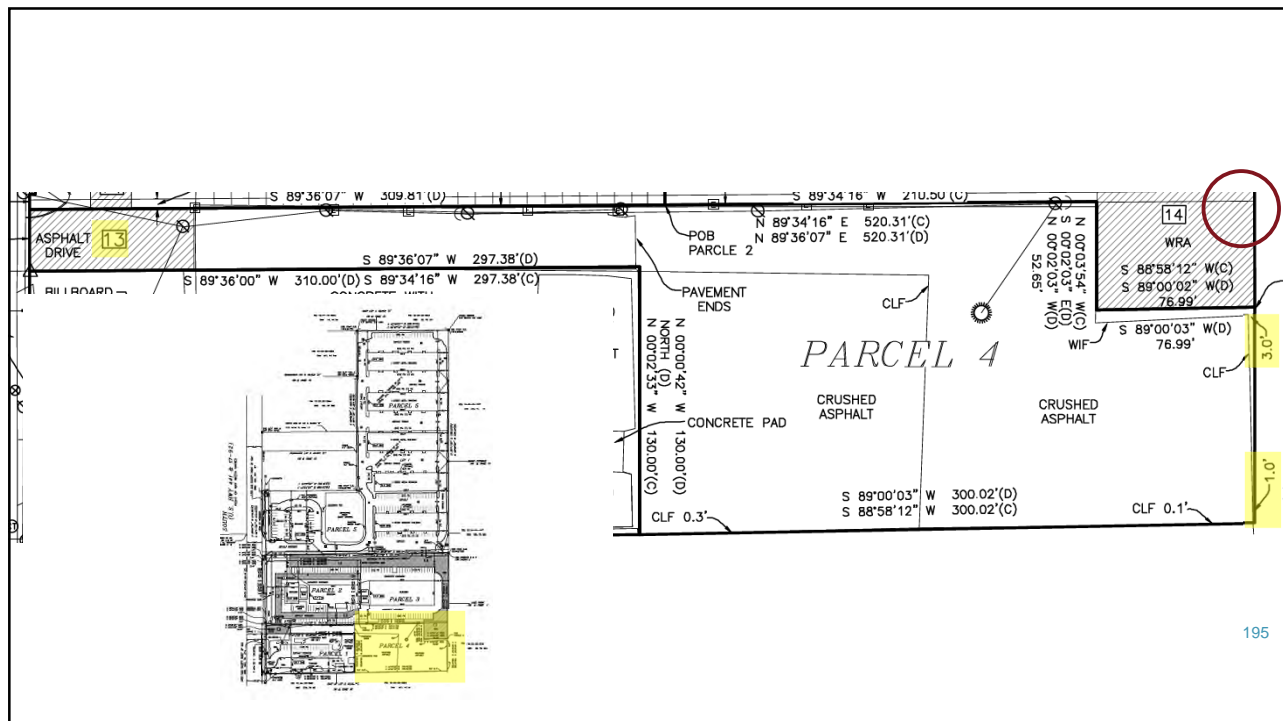


Notes to Surveyor

- Correct number 16. of notes to indicate no information regarding **private** easement &/or restrictions was given
- Update survey map with corrected recording information for 9. on commitment
- Update certification to include additional parties' names
- Define the symbol Δ in legend
- Locate & label easement describes in B-II number 10 of the provided title commitment
- After all corrections sign & date



194



195

195

Buyer Follow up

- Fence is outside of property line on northeast corner;
- Fence is outside of property line on west side near northern border;
- Driveway goes beyond property line on west side near southern border;
- Billboard on property –what did buyer think about this

Objection – 3

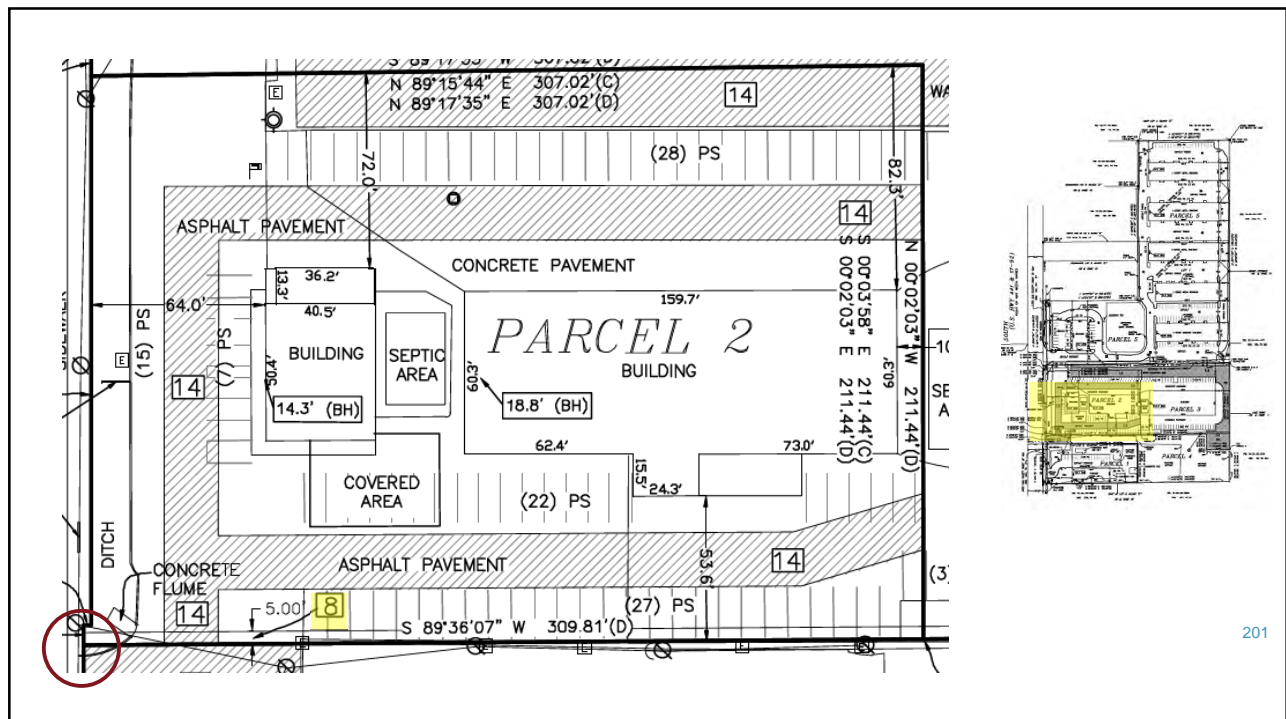
- Survey map describes and depicts a driveway outside subject property on west side near southern border
- This encroachment constitutes a title objection
 - Please furnish any permit, approval, easement or lease that allows such driveway to remain in its current location
 - If none, buyer and lender reserve the right to require seller to
 - Relocate driveway or
 - Obtain written permission (acceptable to buyer and lender) from appropriate governmental authority for driveway to remain in its current location

Updating Commitment

- Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Steven E. Blankenship, PSM, dated July 9, 2020, bearing Job #120034:
 - a. Fence is outside of property line on northeast corner;
 - b. Fence is outside property line on west side near northern border;
 - c. Driveway is outside property line on west side near southern border;



200



201

Buyer Follow up

- Fence is outside of property line on northeast corner;
- Fence is outside of property line on west side near northern border;
- Driveways go beyond property line on west side near southern border;
- Billboard on property –what did buyer think about this



202

Objection – 3

- Survey map describes and depicts driveways outside subject property on west side near southern border
- This encroachment constitutes a title objection
 - Please furnish any permit, approval, easement or lease that allows such driveways to remain in their current locations
 - If none, buyer and lender reserve the right to require seller to
 - Relocate driveways or
 - Obtain written permission (acceptable to buyer and lender) from appropriate governmental authority for driveways to remain in their current locations

203

Updating Commitment

- Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Steven E. Blankenship, PSM, dated July 9, 2020, bearing Job #120034:
 - a. Fence is outside of property line on northeast corner;
 - b. Fence is outside property line on west side near northern border;
 - c. Driveways are outside property line on west side near southern border;



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Final Check

- Use the checklist
- Check
 - All outside boundaries for encroachments
 - All improvements for encroachments
 - Access
 - Legal Description
 - Certification
 - Signature, date & seal
 - TN 25.03.06



205

Office Follow up

- Determine correct recording information for 9. on commitment
 - Update commitment
 - Update surveyor
- Provide surveyor with additional parties for certification on survey
- Find out about the billboard
 - Contract
 - Lease

Notes to Surveyor

- Correct number 16. of notes to indicate no information regarding **private** easement &/or restrictions was given
- Update survey map with corrected recording information for 9. on commitment
- Update certification to include additional parties' names
- Define the symbol Δ in the legend
- Locate & label easement describes in B-II number 10 of the provided title commitment
- After all corrections sign & date

Updating Commitment

- Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Steven E. Blankenship, PSM, dated July 9, 2020, bearing Job #120034:
 - a. Fence is outside of property line on northeast corner;
 - b. Fence is outside property line on west side near northern border;
 - c. Driveways are outside property line on west side near southern border;



208

Buyer Follow up

- Fence is outside of property line on northeast corner;
- Fence is outside of property line on west side near northern border;
- Driveways go beyond property line on west side near southern border;
- Billboard on property –what did buyer think about this



209

Objection – 1

- Survey map describes and depicts a fence outside subject property on northeast corner
- This encroachment constitutes a title objection
 - Please furnish any permit, approval, easement or lease that allows such fence to remain in its current location
 - If none, buyer and lender reserve the right to require seller to
 - Relocate fence or
 - Obtain written permission (acceptable to buyer and lender) from appropriate governmental authority for fence to remain in its current location

210

Objection – 2

- Survey map describes and depicts a fence outside subject property on west side near norther border
- This encroachment constitutes a title objection
 - Please furnish any permit, approval, easement or lease that allows such fence to remain in its current location
 - If none, buyer and lender reserve the right to require seller to
 - Relocate fence or
 - Obtain written permission (acceptable to buyer and lender) from appropriate governmental authority for fence to remain in its current location

211

Objection – 3

- Survey map describes and depicts driveways outside subject property on west side near southern border
- This encroachment constitutes a title objection
 - Please furnish any permit, approval, easement or lease that allows such driveways to remain in their current locations
 - If none, buyer and lender reserve the right to require seller to
 - Relocate driveways or
 - Obtain written permission (acceptable to buyer and lender) from appropriate governmental authority for driveways to remain in their current locations

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Real Life

- Buyer will not likely care about fences or driveway
 - Still include these elements in specific survey exception
 - Contact underwriting if lender objects to these survey exceptions
- Billboard could be a big deal
 - Additional revenue stream

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Review

214

Surveys

- Are an art form
- An opinion
- Surveyors do research & state facts
- Survey results are not judicial determinations
- Surveyors need the title commitment & supporting documentation (B-II)
- Ask surveyor questions to understand a particular survey map
- Read report if provided & all words on survey map

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The Fund

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Use an Order Form & Check List

INSTRUCTIONS TO SURVEYOR
☐ Boundary Survey ☐ ALTA/NAPS Survey

File: Click or tap here to enter text.
Address: Click or tap here to enter text.
Closing date: Click or tap to enter a date.
Closer: Click or tap here to enter text.

Enclosed is the Title Commitment and supporting documents. For an ALTA/NAPS survey, a zoning report is provided for inclusion on field work and map. If any part of information provided is not legible, please notify us immediately so that we may provide a legible copy.

All surveys must show and comply with the following:

1. Comply with Rules 53-17.051 and 53-17.052 F.A.C.
2. Legend with all symbols used on the map.
3. A complete legal description of the property. Note any discrepancies between legal description and as used or surveyed. Include the point of beginning if it is contained in the legal description.
4. Perimeter of the property by courses and distances and of all lines described by referenced to the line of another piece of property.
5. Any improvements to the extent constructed and relation of improvements by distances to perimeter of property, established building setback lines and street right-of-way lines.
6. All matters affecting the property, including fences, power lines, telephone lines, pipelines, lakes, streams, private roadways, etc.
7. All paved areas, including drives, walks, private roadways, parking spaces, and such improvements as swimming pools, tennis courts, etc. If applicable, the number of parking spaces must be shown.
8. Location and width of all easements and other matters of record referred to in the title commitment, showing book and page or instrument number of recording. Include a statement that all easements and other matters of record are located pursuant to the specific recorded documents.
9. Encroachments and the extent thereof in feet and inches (if practicable) upon the property.
10. Location and width of all dedicated public streets, travel ways, evidence of travel use or rights-of-way which abut or cross the subject property, including an indication that the road right-of-way abuts the property line, and whether such access is paved to the property line.
11. Nearest adequate source of sewer, water, electric, telephone, and gas service.

Survey Checklist

File: Click or tap here to enter text.
Address: Click or tap here to enter text.
Closing date: Click or tap to enter a date.
Closer: Click or tap here to enter text.

Technical Requirements

- ☐ Includes surveyor's
 - ☐ Original embossed seal or
 - ☐ Electronic seal
 - ☐ Seal states "Florida Registered Surveyor & Mapper"
- ☐ Survey is signed
- ☐ Survey is dated
 - ☐ Field work done ____/____/____ (more than 90 days ago, comply with TN 20-03-060)
- ☐ Drawing signed ____/____/____
- ☐ Name
- ☐ Address
- ☐ Certificate of authorization number
- ☐ License number
- ☐ Statement survey not valid without signature and seal

Certifications

- ☐ NEW survey certified to
 - ☐ Proposed insured buyer
 - ☐ Proposed insured lender
 - ☐ Old Republic
 - ☐ Fund Member's office
 - ☐ Seller
- ☐ PRIOR survey certified to
 - ☐ Seller or
 - ☐ Prior owner in chain of title
- ☐ ALTA/NAPS language as needed
- ☐ Directional north arrow located
- ☐ All symbols used on map are defined in legend
- ☐ Surveyor's notes have been read carefully
- ☐ Legal access confirmed
 - ☐ Map shows access to public road
 - ☐ Map shows access via private road
 - ☐ Verified easement for use and that private road connects to a public road

Legal Description Accuracy

- ☐ Legal description matches the
 - ☐ Last deed of record, if not contact Fund underwriting
- ☐ Title commitment

- ☐ Proposed insured documents
- ☐ Drawing correctly maps the miles & bounds description
- ☐ The drawing matches the recorded plat
- ☐ Drawing identified Essential Features
 - ☐ Boundary lines
 - ☐ Any body of water
 - ☐ Other natural & manufactured objects affecting the property
 - ☐ Easements of any kind
 - ☐ Rights-of-way
 - ☐ Platted building setback lines
 - ☐ Improvements of any kind
- ☐ Matters that may impact insurability:
 - ☐ Any encroachments of improvements from insured land onto adjoining land
 - ☐ Any improvements located on property that is or was submerged
 - ☐ Any encroachments in any easements
 - ☐ Any encroachments of road rights-of-way
 - ☐ Any violations of building setback lines
 - ☐ Any gaps or overlaps (i.e., discrepancies between description in recorded instrument & any markers on the ground designating the boundary as actually used & occupied)
 - ☐ Parties in possession
 - ☐ Professional Liability insurance in the amount of \$ _____
- ☐ Sent to surveyor
 - ☐ Title commitment with legible supporting documents
 - ☐ Zoning information (ALTA/NAPS only)
- ☐ Anything Unusual (Click or tap here to enter text).

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Review Survey upon Receipt

- FR/Bar contract only allows 5 days for review of survey to raise objections
- Review other contracts to determine deadline
- Have buyer & attorney initial & date by any encroachment
- Update commitment to reflect specific survey exceptions
 - Include all exceptions even if buyer is OK with encroachments
 - State what you see
 - Do not determine ownership of an item (fence)

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Additional Resources – On-Demand Webinars

- Stay Inside the Lines: Surveys & Legal Descriptions
 - 3-hour program
- And the Survey Says . . .
 - 1-hour program
- How to Address Sovereignty Lands Issues in Florida
 - 1-hour program



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Additional Resources – Written Resources

- “What, Another Change? ALTA/NSPS Updates Standards Effective February 23, 2021,” 53 *Fund Concept* 41 (Apr. 2021)
- “Matters of Survey and the Standard Survey Exception,” 52 *Fund Concept* 98 (Sep. 2020)
- The 2016 ALTA/NSPS Survey Standards Redux: What a Commercial Practitioner Must Know and Do to Avoid Material Omissions,” 49 *Fund Concept* 29 (Mar. 2017)
- “Back to Basics: A Practical Guide to Reading Surveys,” 48 *Fund Concept* 121 (Dec. 2016)
- Ch. 472, F.S.
- TN 25.03



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5J-17.050 Definitions.

As used in this chapter, the following terms have the following meanings:

- (1) **Benchmark:** a point, natural or artificial, bearing a marked position whose elevation above or below an adopted datum plane is known.
- (2) **Boundary Survey:** a survey, the primary purpose of which is to document the perimeters, or any portion thereof, of a parcel or tract of land by establishing or re-establishing corners, monuments, and boundary lines, such as for the purposes of describing the parcel, locating fixed improvements on the parcel, dividing the parcel, or platting.
- (3) **Computation records:** Calculations and/or numerical values that are derived from measurements. These records include coordinate geometry data, coordinate list, computer aided drafting files, horizontal and vertical traverse closure, and adjustment computations.
- (4) **Conflict of Interest:** a conflict between one's duty to act for the benefit of the public or a specific individual or entity, and the interests of self or others; which conflict has the potential of influencing, or the appearance of influencing, the exercise of one's professional judgment in carrying out that duty.
- (5) **Corner:** a point on a land boundary that designates a change in direction, for example: points of curvature, points of tangency, points of compound curvature and so forth.
- (6) **Faithful Agent:** a licensee acting in professional surveying matters who safeguards as confidential any information obtained by the licensee as to the business affairs, technical methods or processes of a client or employer, and who avoids or discloses a conflict of interest that might influence the licensee's actions or judgment.
- (7) **Map of Survey (or Survey Map):** a graphical or digital depiction of the facts of size, shape, identity, geodetic location, or legal location determined by a survey. The term "Map of Survey" (Survey Map) includes the terms: Sketch of Survey, Plat of Survey, or other similar titles. "Map of Survey" or "Survey Map" may also be referred to as "a map" or "the map."
- (8) **Measurement records:** Sufficient data that can be used to reconstruct the measurements, including but not limited to angles and distances to determine locations of fixed improvements, property corners and other points on a survey. These records include field notes, angle and distance measurements and raw data files.
- (9) **Monument:** an artificial or natural object that is permanent or semipermanent and used or presumed to occupy any real property corner, any point on a boundary line, or any reference point or other point to be used for horizontal or vertical control.
- (10) **Remote Sensing:** The process of acquiring knowledge about physical features by analyzing data obtained from instrumentation located at a distance from the features being examined.
- (11) **Survey:** The result of any professional service or work resulting from the practice of Surveying and Mapping as defined in Chapter 472, F.S., which includes, As-built/Record Surveys, Boundary Surveys, Construction Layout Surveys, Condominium Surveys, Construction Control Surveys, Control Surveys, Elevation Surveys, Hydrographic/Bathymetric Surveys, Tidal or non-tidal Water Boundary Surveys, Photogrammetric Surveys (including Orthorectified Imagery), Quantity Surveys, and Topographic Surveys, whether it is measured by direct or remote sensing methods.
- (12) **Survey and Map Report:** a written or digital document, that adequately communicates the survey results to the public through a map, (written or digital), or in a report form with an attached map and details methods used, measurements and computations made, accuracies obtained, and information obtained or developed by surveying and mapping techniques. The map and report shall identify the responsible surveyor and mapper.
- (13) **Work Product:** the drawings, plans, specifications, plats, reports, and all related calculations and field notes, either hard copy or digital, of the professional surveyor and mapper in responsible charge or made under his/her supervision.

Rulemaking Authority 472.008, 472.027 FS. Law Implemented 472.027 FS. History--New 9-1-81, Formerly 21HH-6.02, Amended 12-18-88, Formerly 21HH-6.002, Amended 12-25-95, 5-25-99, 3-25-01, 3-13-03, 4-4-06, Formerly 61G17-6.002, Amended 5-11-15, 11-13-17, 7-15-18.

5J-17.051 Standards of Practice – General Survey, Map, and Report Content Requirements.

The following rules shall apply to all work products regardless of the method of data acquisition:

(1) Surveyors and mappers must achieve the following standards of accuracy, completeness, and quality:

(2) The accuracy of the survey measurements shall be premised upon the type of survey and the expected use of the survey and map. The accuracy of data shall be independently verified.

(a) Vertical Accuracy:

All surveying and mapping products with elevation data shall state the datum and a description of the control upon which the surveying and mapping products are based. The data shall be supported with documentation describing the vertical accuracy and the methodology used to determine accuracy. Elevation data may be obtained on an assumed datum provided the base elevation of the assumed datum is obviously different than a publicly published datum and clearly noted.

(b) Horizontal Accuracy:

All surveying and mapping products expressing or displaying mapped features shall state the datum and a detailed description of the control upon which the surveying and mapping products are based. The data shall be supported with documentation describing the horizontal accuracy and the methodology used to determine accuracy. Mapped features may be obtained on an assumed datum provided the numerical basis of the datum is obviously different than a publicly published datum.

(c) Assumed datum:

If data is collected on an assumed datum, then adequate control points shall be established and communicated in the surveying and mapping product in order that the survey may be independently reproduced and verified.

(d) Measurement and computation records shall be dated as of the date of acquisition and must contain sufficient data to substantiate the surveying and mapping products.

(3) Surveys, Maps, and/or Survey Products Content.

(a) The licensee must adequately communicate the survey results to the public through a map or report with an attached map.

(b) Each survey map and report shall state the type and/or purpose of the survey it depicts.

(c) All survey maps and reports must bear the name, certificate of authorization number, and street and mailing address of the business entity issuing the map and report, along with the name and license number of the surveyor and mapper in responsible charge. The name, license number, and street and mailing address of a surveyor and mapper practicing independent of any business entity must be shown on each survey map and report.

(d) All survey maps must reflect a survey date, which is the last date of data acquisition. When the graphics of a map are revised, but the survey date stays the same, the map must list dates for all revisions.

(e) The survey map and report and the copies of the survey map and report, except those with electronic signature and electronic seal, must contain a statement indicating that the survey map and report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

(f) Abbreviations related to surveying matters shall be defined on the work product.

(g) A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to “True North”; “Grid North as established by the NOS”; “Assumed North based on a bearing for a well defined line, such as the center line of a road or right of way, etc.”; “a Deed Call for a particular line”; or “the bearing of a particular line shown upon a plat.” References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line.

(h) A designated “north arrow” and either a stated scale or graphic scale of the map shall be prominently shown upon the survey map.

(i) The responsibility for all mapped features must be clearly stated on any map or report signed by a Florida licensed surveyor and mapper. When mapped features surveyed by the signing surveyor and mapper have been integrated with mapped features surveyed by others, then the map or report shall clearly state the individual primarily responsible for the map or report.

Rulemaking Authority 472.008, 472.027 FS. Law Implemented 472.025, 472.027 FS. History—New 9-1-81, Amended 7-29-85, Formerly 21HH-6.03, Amended 12-18-88, 11-27-89, 5-26-91, Formerly 21HH-6.003, Amended 12-25-95, 5-13-96, 11-3-97, 5-25-99, 4-4-06, 8-31-06, 8-18-08, Formerly 61G17-6.003, Amended 5-11-15, 11-13-17.

5J-17.052 Standards of Practice – Boundary Survey Requirements.

(1) Boundaries of Real Property:

(a) The surveyor and mapper shall make a determination of the position of the boundary of real property in complete accord with the real property description shown on the survey map or report and map. In order to ensure adequate and defensible real property boundary locations:

1. Every parcel of land whose boundaries are surveyed shall be made to conform with the record boundaries of such land, taking into account relevant requirements of law concerning whether the survey is original or a resurvey.

2. Prior to making the survey, the licensee shall perform research of records with sufficient scope and depth to identify with reasonable certainty:

- a. The location of the record boundaries,
- b. Conflicting record and ownership boundary locations within, abutting or affecting the property or access to same,
- c. None of the above is intended to require the surveyor to perform a title search.

3. A field survey shall be made locating monuments and evidence of occupation, appropriate or necessary and coordinate the facts of said survey with the analysis of the record boundaries.

(b) Monuments shall be set or held as marking the corners after a well-reasoned analysis by the licensee.

(c) All boundary surveys shall result in a map (hardcopy and/or digital) and it shall be stated on the map that the survey is a "Boundary Survey."

(d) Any discrepancies between the survey map and the real property description shall be shown.

(e) Survey data shall be shown to positively describe the boundaries of the surveyed property. For portions of the property bounded by an irregular line, distances and directions to the irregular boundary shall be shown with as much certainty as can be determined or as "more or less," if variable.

(f) Surveys of all or part of a lot(s) which is part of a recorded subdivision shall show the lot(s) and block numbers or other designations, including those of adjoining lots.

(g) Surveys of parcels described by metes and bounds shall show all information called for in the property description, including point of commencement, course bearings and distances, and point of beginning.

(h) When the results of the survey differ significantly from the record, or if a fundamental decision related to the boundary resolution is not clearly reflected on the plat or map, the surveyor shall explain this information with notes on the face of the plat or map.

(i) Surveys of parcels with water boundaries shall describe the feature located including, top of bank, edge of water, mean high water line, ordinary high water line and the method used to locate the water boundary. Water boundaries may be located in their approximate position as long as this is adequately depicted and explained with notes on the face of the plat or map.

(2) Boundary Monuments:

(a) The surveyor and mapper shall set monuments as defined herein, unless monuments already exist or cannot be set due to physical obstructions at corners.

(b) Every boundary monument set shall:

1. Be composed of a durable material,
2. Have a minimal length of 18 inches,
3. Have a minimum cross-section area of material of 0.20 square inches,
4. Be identified with a durable marker or cap bearing either the Florida license number of the surveyor and mapper in responsible charge, the certificate of authorization number of the business entity; or name of the business entity,
5. Be detectable with conventional instruments for finding ferrous or magnetic objects,
6. When a corner falls in a hard surface such as asphalt or concrete, alternate monumentation may be used that is durable and identifiable,

7. When conditions require setting a monument on an offset, whenever possible, the location should be selected so the monument lies on a boundary line.

(c) All monuments, found or placed, must be described on the survey map. The corner descriptions shall state the size, material, and cap identification of the monument as well as whether the monument was found or set. Offset monuments shall be noted as such on the survey map along with the offset distance to the true corner. Building corners are acceptable as monuments so long as use of the building corners as monumentation is clearly noted on the map.

(d) For irregular boundaries such as a water body or maintained right of way, a dimensioned meander or survey closure line shall be used and monuments shall be set at the meander or survey closure line's terminus points on real property boundary lines.

(e) A boundary survey updating a previous survey made by the same surveyor and mapper or business entity, and which is performed for the purpose of locating non-completed new improvements by measurements to the property lines or related offset lines placed on the property since the previous survey, need not have the property corners reset.

(f) Side ties to locate or set monuments shall be substantiated by multiple measurements.

(3) Boundary Inconsistencies:

(a) Potential boundary inconsistencies shall be addressed and shall be clearly indicated and explained on the survey map or in the report. Where evidence of inconsistency is found, the nature of the inconsistency shall be shown upon the survey map, such as:

1. Overlapping descriptions or hiatuses,
2. Excess or deficiency,
3. Conflicting boundary lines or monuments, or
4. Doubt as to the location on the ground of survey lines or property rights.

(b) Open and notorious evidence of boundary lines, such as fences, walls, buildings, monuments or otherwise, shall be shown upon the map, together with dimensions sufficient to show their relationship to the boundary line(s).

(c) All apparent physical use onto or from adjoining property must be indicated, with the extent of such use shown or noted upon the map.

(d) In all cases where foundations may violate deed or easement lines and are beneath the surface, failure to determine their location shall be noted upon the map or report.

(4) Rights-of-Way, Easements, and Other Real Property Concerns:

(a) All recorded public and private rights-of-way shown on applicable recorded plats adjoining or across the land being surveyed shall be located and shown upon the map.

(b) Easements shown on applicable record plats or open and notorious evidence of easements or rights-of-way on or across the land being surveyed shall be located and shown upon the map.

(c) When streets or street rights-of-way abutting the land surveyed are physically closed to travel, a note to this effect shall be shown upon the map.

(d) When location of easements or rights-of-way of record, other than those on record plats, is required, this information must be furnished to the surveyor and mapper.

(e) Human cemeteries and burial grounds located within the premises shall be located and shown upon the map when open and notorious, or when knowledge of their existence and location is furnished to the surveyor and mapper.

(5) Real Property Improvements:

(a) Location of fixed improvements pertinent to the survey shall be graphically shown upon the map and their positions shall be dimensioned in reference to the boundaries, either directly or by offset lines.

(b) When fixed improvements are not located or do not exist, a note to this effect shall be shown upon the map.

(c) When a boundary survey updating a previous boundary survey is made by the same surveyor or survey firm for purpose of locating non-completed new improvements, then property corners need not be reset; however, when a boundary survey is updating a previous survey made by the same surveyor or survey firm and is performed for purpose of locating completed new improvements then property corners must be recovered or reset. When a boundary survey updates a previous boundary survey made by a different surveyor or survey firm for the purpose of locating either non-completed or completed new improvements, then property corners must be recovered or reset.

(6) Descriptions/Sketch to Accompany Description:

(a) Descriptions written by a surveyor and mapper to describe land boundaries by metes and bounds shall provide definitive identification of boundary lines.

(b) When a sketch accompanies the property description, it shall show all information referenced in the description and shall state that such sketch is not a survey. The initial point in the description shall be tied to either a government corner, a recorded corner, or some other well-established survey point.

Rulemaking Authority 472.008, 472.027 FS. Law Implemented 472.027 FS. History--New 9-1-81, Formerly 21HH-6.04, Amended 12-18-88, Formerly 21HH-6.004, Amended 12-25-95, 5-13-96, 5-25-99, 4-4-06, 8-31-06, 8-18-08, Formerly 61G17-6.004, Amended 5-11-15, 11-13-17, 7-15-18.

5J-17.053 Standards of Practice – Professional Matters in Surveying and Mapping.

In order to safeguard the health, safety and welfare of the public and to maintain integrity and high standards of skill and practice in the surveying and mapping profession, the rules of professional conduct provided in this section shall be binding upon every licensee and on all firms which offer or perform surveying and mapping services in Florida. Licensees shall at all times be cognizant of the public that they serve and shall govern themselves accordingly in the following professional matters:

(1) Fair Dealing in Professional Relationships.

(a) Licensees shall act as faithful agents of their clients in all professional matters.

(b) Licensees, whether or not under oath, shall not be untruthful, deceptive, or misleading, including by omission, in any professional report, oral or written statement, or testimony.

1. A professional report, statement or testimony is false, fraudulent, deceptive or misleading if it: contains a material misrepresentation of fact; omits the statement of any material fact that is necessary to form a complete and accurate understanding of the communication; or is intended or is likely to create an unjustified expectation.

2. Examples of false, fraudulent, deceptive or misleading statements include: a statement that a licensee is a certified specialist in any area outside the licensee's field of expertise; a statement that the licensee's education or experience in surveying and mapping is greater than it actually is; a statement that the licensee's involvement with a surveying and mapping project will be greater than it is intended to be.

(c) The licensee shall not make, publish or cause to be made or published, any representation or statement concerning the professional qualifications of the licensee, or those of any partner, associate, firm or organization of the licensee, which is in any way misleading, or which tends to mislead the recipient thereof, or the public, concerning education, experience, specializations or other surveying and mapping qualifications.

(d) A licensee shall not, in the practice of surveying and mapping or in any professional dealings, make, publish, or cause to be made or published, any representation or statement about any competitor or any other licensee which the licensee knows or should know is false and which has or is intended to have the effect of injuring the reputation or business of such other licensee.

(e) A licensee shall not express a professional opinion that is factually insupportable or that is not based on accepted surveying and mapping principles, or that misrepresents data and/or its relative significance in any professional report, oral or written statement, or testimony.

(f) A licensee shall not violate any provisions of state or federal statutes requiring qualifications-based selection of professional surveying and mapping services; shall not knowingly aid or abet any other licensee in violating such statutes; shall not participate in a qualifications-based selection process that the licensee knows is not in compliance with federal or state statutes; and shall not respond to or solicit requests that the licensee knows are in violation of state or federal statutes.

(g) A licensee shall not knowingly permit the publication or use of the licensee's data, reports, maps, or other professional documents for unlawful purposes.

(h) Licensees may not use their surveying and mapping expertise or their professional surveying and mapping status to commit a crime.

(i) Licensees may not knowingly associate with or permit the use of their names in a business venture with any person or business entity which the licensee knows or should know is engaging in unlawful, fraudulent or dishonest business or professional practices.

(2) Conflicts of Interest: Licensees shall avoid any professional conflicts of interest.

(a) When conflicts cannot be avoided, licensees shall disclose to their employers and clients all known or potential conflicts of interest or other circumstances that could influence or appear to influence their professional judgment or the quality of their professional services provided.

(b) Unless the circumstances are fully disclosed and agreed to in writing by all interested parties, a licensee shall not accept compensation, financial or otherwise, from more than one party for services pertaining to the same project.

(c) Examples of professional conflicts of interest include, but are not limited to:

1. A government employee engaging in the private practice of surveying and mapping on a project over which that person, as a government employee, has approval authority.

2. A licensee soliciting or accepting a professional contract from a governmental body on which that licensee or a principal or officer of his/her business organization serves as a member.

3. A licensee, serving as a member, advisor, or employee of a governmental entity, who participates in its decision to contract

for professional services from a private business in which that licensee is a principal or employee.

(d) Licensees may not offer any bribe, commission or gift, either directly or indirectly, to obtain selection or preferment for surveying and mapping employment.

1. An example of prohibited activity under this subsection is a practice known as the “washout” survey, wherein a licensee agrees to accept payment for a surveying and mapping service only upon the contingency of a future event other than the completion of the survey and map.

2. The activity prohibited by this subsection does not pertain to the payment of a fee to a licensed employment agency for securing salaried employment as a surveyor and mapper.

(e) Licensees may not solicit or accept gifts or gratuities directly or indirectly from contractors, their agents or other parties dealing with the licensee’s client or employer in connection with work for which the licensee is responsible.

(3) Confidentiality: Whether or not a licensee and a client establish requirements of confidentiality contractually, the licensee shall safeguard and preserve the confidences and private information of the client and shall exercise reasonable care to prevent unauthorized disclosure or use thereof by the licensee’s employees and associates, except:

(a) When disclosure is made as a necessary part of performing the services for which the client is employing or engaging the licensee.

(b) When licensee has obtained the consent of the affected client or clients, employer or employers, current or former, but only after full disclosure to them;

(c) When required by law or court order;

(d) When necessary to establish legal proof of licensee’s relationship with such client or employer, current or former, in a court action to recover salaries, fees or other compensation due to the licensee as a result of the licensee’s employment or association with the client or employer, current or former;

(e) When necessary to defend the licensee or the licensee’s employees or associates in a legal action alleging wrongful conduct;

(f) When there is potential danger to the public’s safety and well being and disclosure is reasonably necessary to prevent harm to the public;

(g) When the disclosures were made to the Board regarding other licensees or unlicensed individuals who may have violated laws or rules relating to the practice of surveying and mapping;

(h) When the disclosures relate to illegal conduct.

(4) Use of Another Licensee’s Product.

(a) Work completed by one licensee (original licensee) cannot be adopted or reused by a different licensee (successor licensee), except under the following circumstances:

1. With written consent of the original licensee, or;

2. When the graphics or data depicted on the survey are attributed to the licensee that was in responsible charge of its production, or;

3. When the original licensee’s field notes, supporting documents and/or final product(s) are rightfully in the possession of the successor licensee.

(b) Use of another licensee’s work under any circumstances does not exempt the user from compliance with the survey requirements in Chapter 5J-17, F.A.C.

(5) Retention of Work Products.

(a) For each survey produced, all licensees, except for those who do not have an ownership right to the work product, shall maintain for a minimum of six years from the date of creation at least one copy of all signed and sealed drawings, plans, specifications, plats, and reports as well as one copy of all related calculations and field notes. Additionally, the documented research of records and written notification regarding lack of insurance shall be retained for a minimum of six years from the date of creation. These records may be kept in hard copy or electronic or digital format. Licensees shall provide these records to the Department and Board upon request. The failure to do so shall constitute cause for discipline.

(b) Upon the discontinuance of the practice of surveying and mapping, licensees shall ensure the safe storage and reasonable accessibility to clients of all files and file materials for a period of six years. The failure to do so shall constitute cause for discipline.

(6) Signing and Sealing.

(a) Licensees shall sign, date and seal those final drawings, plans, specifications, plats or reports that have been prepared or issued by the licensee and conform to the Standards of Practice for professional surveyors and mappers as outlined in Chapter 5J-17,

F.A.C.

(b) Licensees shall not affix their signatures or seals to any final drawings, plans, specifications, plats or reports not prepared under their responsible charge.

(c) Licensees shall not affix a signature and seal to any document depicting an area over which the licensee has insufficient knowledge, education, experience, or familiarity.

(d) A licensee who allows another person to forge a signature on a map or surveyor's report purported to be prepared under the supervision of the licensee is guilty of misconduct.

Rulemaking Authority 472.006(5), 472.027 FS. Law Implemented 472.027, 472.033, 472.0337, 472.0351 FS. History—New 5-11-15, Amended 11-13-17, 7-15-18.

**MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS**
(Effective February 23, 2021)

1. **Purpose** - Members of the American Land Title Association® (ALTA®) have specific needs, unique to title insurance matters, when asked to insure title to land without exception as to the many matters which might be discoverable from survey and inspection, and which are not evidenced by the public records.

For a survey of real property, and the plat, map or record of such survey, to be acceptable to a title insurance company for the purpose of insuring title to said real property free and clear of survey matters (except those matters disclosed by the survey and indicated on the plat or map), certain specific and pertinent information must be presented for the distinct and clear understanding between the insured, the client (if different from the insured), the title insurance company (insurer), the lender, and the surveyor professionally responsible for the survey.

In order to meet such needs, clients, insurers, insureds, and lenders are entitled to rely on surveyors to conduct surveys and prepare associated plats or maps that are of a professional quality and appropriately uniform, complete, and accurate. To that end, and in the interests of the general public, the surveying profession, title insurers, and abstracters, the ALTA and the NSPS jointly promulgate the within details and criteria setting forth a minimum standard of performance for ALTA/NSPS Land Title Surveys. A complete 2021 ALTA/NSPS Land Title Survey includes:

- (i) the on-site fieldwork required pursuant to Section 5,
- (ii) the preparation of a plat or map pursuant to Section 6 showing the results of the fieldwork and its relationship to documents provided to or obtained by the surveyor pursuant to Section 4,
- (iii) any information from Table A items requested by the client, and
- (iv) the certification outlined in Section 7.

2. **Request for Survey** - The client shall request the survey, or arrange for the survey to be requested, and shall provide a written authorization to proceed from the person or entity responsible for paying for the survey. Unless specifically authorized in writing by the insurer, the insurer shall not be responsible for any costs associated with the preparation of the survey. The request must specify that an **"ALTA/NSPS LAND TITLE SURVEY"** is required and which of the optional items listed in Table A, if any, are to be incorporated. Certain properties or interests in real properties may present issues outside those normally encountered on an ALTA/NSPS Land Title Survey (e.g., marinas, campgrounds, mobile home parks; easements, leases, mineral interests, other non-fee simple interests). The scope of work related to surveys of such properties or interests in real properties should be discussed with the client, lender, and insurer, and agreed upon in writing prior to commencing work on the survey. When required, the client shall secure permission for the surveyor to enter upon the property to be surveyed, adjoining properties, or offsite easements.

3. **Surveying Standards and Standards of Care**

- A. **Effective Date** - The 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are effective February 23, 2021. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/ACSM or ALTA/NSPS Land Title Surveys are superseded by these standards.
- B. **Other Requirements and Standards of Practice** - Many states and some local jurisdictions have adopted statutes, administrative rules, and/or ordinances that set out standards regulating the practice of surveying within their jurisdictions. In addition to the standards set forth herein, surveyors must also conduct their surveys in accordance with applicable jurisdictional survey requirements and standards of practice. Where conflicts between the standards set forth herein

and any such jurisdictional requirements and standards of practice occur, the more stringent must apply.

- C. **The Normal Standard of Care** - Surveyors should recognize that there may be unwritten local, state, and/or regional standards of care defined by the practice of the “prudent surveyor” in those locales.
- D. **Boundary** - The boundary lines and corners of any property or interest in real property being surveyed (hereafter, the “surveyed property” or “property to be surveyed”) as part of an ALTA/NSPS Land Title Survey must be established and/or retraced in accordance with appropriate boundary law principles governed by the set of facts and evidence found in the course of performing the research and fieldwork.
- E. **Measurement Standards** - The following measurement standards address Relative Positional Precision for the monuments or witnesses marking the corners of the surveyed property.
 - i. “Relative Positional Precision” means the length of the semi-major axis, expressed in meters or feet, of the error ellipse representing the uncertainty in the position of the monument or witness marking any boundary corner of the surveyed property relative to the position of the monument or witness marking an immediately adjacent boundary corner of the surveyed property resulting from random errors in the measurements made in determining those positions at the 95 percent confidence level. Relative Positional Precision can be estimated by the results of a correctly weighted least squares adjustment of the survey. Alternatively, Relative Positional Precision can be estimated by the standard deviation of the distance between the monument or witness marking any boundary corner of the surveyed property and the monument or witness marking an immediately adjacent boundary corner of the surveyed property (called local accuracy) that can be computed using the full covariance matrix of the coordinate inverse between any given pair of points, understanding that Relative Positional Precision is based on the 95 percent confidence level, or approximately 2 standard deviations.
 - ii. Any boundary lines and corners established or retraced may have uncertainties in location resulting from (1) the availability, condition, history and integrity of reference or controlling monuments, (2) ambiguities in the record descriptions or plats of the surveyed property or its adjoiners, (3) occupation or possession lines as they may differ from the written title lines, or (4) Relative Positional Precision. Of these four sources of uncertainty, only Relative Positional Precision is controllable, although, due to the inherent errors in any measurement, it cannot be eliminated. The magnitude of the first three uncertainties can be projected based on evidence; Relative Positional Precision is estimated using statistical means (see Section 3.E.i. above and Section 3.E.v. below).
 - iii. The first three of these sources of uncertainty must be weighed as part of the evidence in the determination of where, in the surveyor’s opinion, the boundary lines and corners of the surveyed property should be located (see Section 3.D. above). Relative Positional Precision is a measure of how precisely the surveyor is able to monument and report those positions; it is not a substitute for the application of proper boundary law principles. A boundary corner or line may have a small Relative Positional Precision because the survey measurements were precise, yet still be in the wrong position (i.e., inaccurate) if it was established or retraced using faulty or improper application of boundary law principles.
 - iv. For any measurement technology or procedure used on an ALTA/NSPS Land Title Survey, the surveyor must (1) use appropriately trained personnel, (2) compensate for systematic errors, including those associated with instrument calibration, and (3) use appropriate error propagation and measurement design theory (selecting the proper instruments, geometric layouts, and field and computational procedures) to control random errors such that the maximum allowable Relative Positional Precision outlined in Section 3.E.v. below is not exceeded.
 - v. The maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey is 2 cm (0.07 feet) plus 50 parts per million (based on the direct distance between the two

corners being tested). It is recognized that in certain circumstances, the size or configuration of the surveyed property, or the relief, vegetation, or improvements on the surveyed property, will result in survey measurements for which the maximum allowable Relative Positional Precision may be exceeded in which case the reason shall be noted pursuant to Section 6.B.x. below.

4. **Records Research** - It is recognized that for the performance of an ALTA/NSPS Land Title Survey, the surveyor will be provided with appropriate and, when possible, legible data that can be relied upon in the preparation of the survey. In order to complete an ALTA/NSPS Land Title Survey, the surveyor must be provided with the following:
- A. The current record description of the real property to be surveyed or, in the case of an original survey prepared for purposes of locating and describing real property that has not been previously separately described in documents conveying an interest in the real property, the current record description of the parent parcel that contains the property to be surveyed;
 - B. Complete copies of the most recent title commitment or, if a title commitment is not available, other title evidence satisfactory to the title insurer;
 - C. The following documents from records established under state statutes for the purpose of imparting constructive notice of matters relating to real property (public records):
 - i. The current record descriptions of any adjoining to the property to be surveyed, except where such adjoining are lots in platted, recorded subdivisions;
 - ii. Any recorded easements benefitting the property to be surveyed; and
 - iii. Any recorded easements, servitudes, or covenants burdening the property to be surveyed; and
 - D. If desired by the client, any unrecorded documents affecting the property to be surveyed and containing information to which the survey shall make reference.

Except, however, if the documents outlined in this section are not provided to the surveyor or if non-public or quasi-public documents are otherwise required to complete the survey, the surveyor must conduct that research which is required pursuant to the statutory or administrative requirements of the jurisdiction where the surveyed property is located and that research (if any) which is negotiated and outlined in the terms of the contract between the surveyor and the client.

5. **Fieldwork** - The survey must be performed on the ground (except as may be otherwise negotiated pursuant to Table A, Item 15 below). Except as related to the precision of the boundary, which is addressed in Section 3.E. above, features located during the fieldwork shall be located to what is, in the surveyor's professional opinion, the appropriate degree of precision based on (a) the planned use of the surveyed property, if reported in writing to the surveyor by the client, lender, or insurer, or (b) the existing use, if the planned use is not so reported. The fieldwork shall include the following:

A. Monuments

- i. The location, size, character, and type of any monuments found during the fieldwork.
- ii. The location, size, character, and type of any monuments set during the fieldwork, if item 1 of Table A was selected or if otherwise required by applicable jurisdictional requirements and/or standards of practice.
- iii. The location, description, and character of any lines that control the boundaries of the surveyed property.

B. Rights of Way and Access

- i. The distance from the appropriate corner or corners of the surveyed property to the nearest right of way line, if the surveyed property does not abut a right of way.
- ii. The name of any street, highway, or other public or private way abutting the surveyed property, together with the width of the travelled way and the location of each edge of the travelled way including on divided streets and highways. If the documents provided to or obtained by the surveyor pursuant to Section 4 indicate no access from the surveyed property to the abutting street or highway, the width and location of the travelled way need not

- be located.
- iii. Visible evidence of physical access (e.g., curb cuts, driveways) to any abutting streets, highways, or other public or private ways.
 - iv. The location and character of vehicular, pedestrian, or other forms of access by other than the apparent occupants of the surveyed property to or across the surveyed property observed in the process of conducting the fieldwork (e.g., driveways, alleys, private roads, railroads, railroad sidings and spurs, sidewalks, footpaths).
 - v. Without expressing a legal opinion as to ownership or nature, the location and extent of any potentially encroaching driveways, alleys, and other ways of access from adjoining properties onto the surveyed property observed in the process of conducting the fieldwork.
 - vi. Where documentation of the location of any street, road, or highway right of way abutting, on, or crossing the surveyed property was not disclosed in documents provided to or obtained by the surveyor, or was not otherwise available from the controlling jurisdiction (see Section 6.C.iv. below), the evidence and location of parcel corners on the same side of the street as the surveyed property recovered in the process of conducting the fieldwork which may indicate the location of such right of way lines (e.g., lines of occupation, survey monuments).
 - vii. Evidence of access to and from waters adjoining the surveyed property observed in the process of conducting the fieldwork (e.g., paths, boat slips, launches, piers, docks).
- C. Lines of Possession and Improvements along the Boundaries**
- i. The character and location of evidence of possession or occupation along the perimeter of the surveyed property, both by the occupants of the surveyed property and by adjoining, observed in the process of conducting the fieldwork.
 - ii. Unless physical access is restricted, the character and location of all walls, buildings, fences, and other improvements within five feet of each side of the boundary lines observed in the process of conducting the fieldwork (see Section 5.E.iv. regarding utility poles). Trees, bushes, shrubs, and other vegetation need not be located other than as specified in the contract, unless they are deemed by the surveyor to be evidence of possession or occupation pursuant to Section 5.C.i.
 - iii. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location, and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting the fieldwork (e.g., fire escapes, bay windows, windows and doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim) by or onto adjoining property, or onto rights of way, easements, or setback lines disclosed in documents provided to or obtained by the surveyor.
- D. Buildings**
- The location of buildings on the surveyed property observed in the process of conducting the fieldwork.
- E. Easements and Servitudes**
- i. Evidence of any easements or servitudes burdening the surveyed property as disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4 and observed in the process of conducting the fieldwork.
 - ii. Evidence of easements, servitudes, or other uses by other than the apparent occupants of the surveyed property not disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4, but observed in the process of conducting the fieldwork if they are on or across the surveyed property (e.g., roads, drives, sidewalks, paths and other ways of access, utility service lines, utility locate markings (including the source of the markings, with a note if unknown), water courses, ditches, drains, telephone lines, fiber optic lines, electric lines, water lines, sewer lines, oil pipelines, gas pipelines).
 - iii. Surface indications of underground easements or servitudes on or across the surveyed property observed in the process of conducting the fieldwork (e.g., utility cuts, vent pipes, filler pipes, utility locate markings (including the source of the markings, with a note if unknown)).

- iv. Evidence on or above the surface of the surveyed property observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. Examples of such evidence include pipeline markers, utility locate markings (including the source of the markings, with a note if unknown), manholes, valves, meters, transformers, pedestals, clean-outs, overhead lines, guy wires, and utility poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the extent of all encroaching utility pole crossmembers or overhangs.

F. Cemeteries

As accurately as the evidence permits, the perimeter of cemeteries and burial grounds, and the location of isolated gravesites not within a cemetery or burial ground, (i) disclosed in the documents provided to or obtained by the surveyor, or (ii) observed in the process of conducting the fieldwork.

G. Water Features

- i. The location of springs, ponds, lakes, streams, rivers, canals, ditches, marshes, and swamps on, running through, or outside, but within five feet of, the perimeter boundary of the surveyed property and observed during the process of conducting the fieldwork.
- ii. The location of any water feature forming a boundary of the surveyed property. The attribute(s) of the water feature located (e.g., top of bank, edge of water, high water mark) should be congruent with the boundary as described in the record description or, in the case of an original survey, in the new description (see Section 6.B.vi. below).

6. Plat or Map - A plat or map of an ALTA/NSPS Land Title Survey shall show the following information. Where dimensioning is appropriate, dimensions shall be annotated to what is, in the surveyor's professional opinion, the appropriate degree of precision based on (a) the planned use of the surveyed property, if reported in writing to the surveyor by the client, lender, or insurer, or (b) existing use, if the planned use is not so reported.

A. Field Locations. The evidence and locations gathered, and the monuments and lines located during the fieldwork pursuant to Section 5 above, with accompanying notes if deemed necessary by the surveyor or as otherwise required as specified below.

B. Boundary, Descriptions, Dimensions, and Closures

- i. (a) The current record description of the surveyed property, or
(b) In the case of an original survey, the current record document number of the parent tract that contains the surveyed property.
- ii. Any new description of the surveyed property that was prepared in conjunction with the survey, including a statement explaining why the new description was prepared. Except in the case of an original survey, preparation of a new description should be avoided unless deemed necessary or appropriate by the surveyor and insurer. Preparation of a new description should also generally be avoided when the record description is a lot or block in a platted, recorded subdivision. Except in the case of an original survey, if a new description is prepared, a note must be provided stating (a) that the new description describes the same real estate as the record description or, (b) if it does not, how the new description differs from the record description.
- iii. The point of beginning, the remote point of beginning or point of commencement (if applicable) and all distances and directions identified in the record description of the surveyed property (and in the new description, if one was prepared). Where a measured or calculated dimension differs from the record by an amount deemed significant by the surveyor, such dimension must be shown in addition to, and differentiated from, the corresponding record dimension. All dimensions shown on the survey and contained in any new description must be horizontal ground dimensions unless otherwise noted.
- iv. The direction, distance and curve data necessary to compute a mathematical closure of the surveyed boundary. A note if the record description does not mathematically close. The basis

- of bearings and, where it differs from the record basis, the difference.
- v. The remainder of any recorded lot or existing parcel, when the surveyed property is composed of only a portion of such lot or parcel, shall be graphically depicted. Such remainder need not be included as part of the actual survey, except to the extent necessary to locate the lines and corners of the surveyed property, and it need not be fully dimensioned or drawn at the same scale as the surveyed property.
 - vi. When the surveyed property includes a title line defined by a water boundary, a note on the face of the plat or map noting the date the boundary was measured, which attribute(s) of the water feature was/were located, and the caveat that the boundary is subject to change due to natural causes and that it may or may not represent the actual location of the limit of title. When the surveyor is aware of natural or artificial realignments or changes in such boundaries, the extent of those changes and facts shall be shown or explained.
 - vii. The relationship of the boundaries of the surveyed property to its adjoiners (e.g., contiguity, gaps, overlaps) where ascertainable from documents provided to or obtained by the surveyor pursuant to Section 4 and/or from field evidence gathered during the process of conducting the fieldwork. If the surveyed property is composed of multiple parcels, the extent of any gaps or overlaps between those parcels must be identified. Where gaps or overlaps are identified, the surveyor must, prior to or upon delivery of the final plat or map, disclose this to the insurer and client.
 - viii. When, in the opinion of the surveyor, the results of the survey differ significantly from the record, or if a fundamental decision related to the boundary resolution is not clearly reflected on the plat or map, the surveyor must explain this information with notes on the face of the plat or map.
 - ix. The location of buildings on the surveyed property dimensioned perpendicular to those perimeter boundary lines that the surveyor deems appropriate (i.e., where potentially impacted by a setback line) and/or as requested by the client, lender or insurer.
 - x. A note on the face of the plat or map explaining the site conditions that resulted in a Relative Positional Precision that exceeds the maximum allowed pursuant to Section 3.E.v.
 - xi. A note on the face of the plat or map identifying areas, if any, on the boundaries of the surveyed property, to which physical access within five feet was restricted (see Section 5.C.ii.).
 - xii. A note on the face of the plat or map identifying the source of the title commitment or other title evidence provided pursuant to Section 4, and the effective date and the name of the insurer of same.
- C. Easements, Servitudes, Rights of Way, Access, and Documents**
- i. The location, width, and recording information of all plottable rights of way, easements, and servitudes burdening and benefitting the surveyed property, as evidenced by documents provided to or obtained by the surveyor pursuant to Section 4.
 - ii. A summary of all rights of way, easements, and other survey-related matters burdening the surveyed property and identified in the title evidence provided to or obtained by the surveyor pursuant to Section 4. Such summary must include the record information of each such right of way, easement or other survey-related matter, a statement indicating whether it lies within or crosses the surveyed property, and a related note if:
 - (a) its location is shown;
 - (b) its location cannot be determined from the record document;
 - (c) there was no observed evidence at the time of the fieldwork;
 - (d) it is a blanket easement;
 - (e) it is not on, does not touch, and/or - based on the description contained in the record document – does not affect, the surveyed property;
 - (f) it limits access to an otherwise abutting right of way;
 - (g) the documents are illegible; or
 - (h) the surveyor has information indicating that it may have been released or otherwise

terminated.

In cases where the surveyed property is composed of multiple parcels, indicate which of such parcels the various rights of way, easements, and other survey-related matters cross or touch.

- iii. A note if no physical access to an abutting street, highway, or other public or private way was observed in the process of conducting the fieldwork.
- iv. The locations and widths of rights of way abutting or crossing the surveyed property and the source of such information, (a) where available from the controlling jurisdiction, or (b) where disclosed in documents provided to or obtained by the surveyor pursuant to Section 4.
- v. The identifying titles of all recorded plats, filed maps, right of way maps, or similar documents that the survey represents, wholly or in part, with their recording or filing data.
- vi. For non-platted adjoining land, recording data and, where available, tax parcel number, identifying adjoining tracts according to current public records. For platted adjoining land, the recording data of the subdivision plat.
- vii. Platted setback or building restriction lines that appear on recorded subdivision plats or that were disclosed in documents provided to, or obtained by, the surveyor.
- viii. If in the process of preparing the survey the surveyor becomes aware of a recorded easement not otherwise listed in the title evidence provided, the surveyor must advise the insurer prior to delivery of the plat or map and, unless the insurer provides evidence of a release of that easement, show or otherwise explain it on the face of the plat or map, with a note that the insurer has been advised.

D. Presentation

- i. The plat or map must be drawn on a sheet of not less than 8 ½ by 11 inches in size at a legible, standard engineering scale, with that scale clearly indicated in words or numbers and with a graphic scale.
- ii. The plat or map must include:
 - (a) The boundary of the surveyed property drawn in a manner that distinguishes it from other lines on the plat or map.
 - (b) If no buildings were observed on the surveyed property in the process of conducting the fieldwork, a note stating “No buildings observed.”
 - (c) A north arrow (with north to the top of the drawing when practicable).
 - (d) A legend of symbols and abbreviations.
 - (e) A vicinity map showing the surveyed property in reference to nearby highway(s) or major street intersection(s).
 - (f) Supplementary or detail diagrams when necessary.
 - (g) Notes explaining any modifications to Table A items and the nature of any additional Table A items (e.g., 20(a), 20(b), 20(c)) that were negotiated between the surveyor and client.
 - (h) The surveyor’s project number (if any), and the name, registration or license number, signature, seal, street address, telephone number, company website, and email address (if any) of the surveyor who performed the survey.
 - (i) The date(s) of any revisions made by the surveyor who performed the survey.
 - (j) Sheet numbers where the plat or map is composed of more than one sheet.
 - (k) The caption “ALTA/NSPS Land Title Survey.”
- iii. When recordation or filing of a plat or map is required by state statutes or local ordinances, such plat or map shall be produced in the required form.

7. **Certification** - The plat or map of an ALTA/NSPS Land Title Survey must bear only the following unaltered certification except as may be required pursuant to Section 3.B. above:

To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _____ of Table A thereof. The fieldwork was completed on _____ [date].

Date of Plat or Map: _____ (Surveyor's signature, printed name and seal with Registration/License Number)

8. **Deliverables** - The surveyor shall furnish copies of the plat or map of survey to the insurer and client and as otherwise negotiated with the client. Hard copies shall be on durable and dimensionally stable material of a quality standard acceptable to the insurer. A digital image of the plat or map may be provided in addition to, or in lieu of, hard copies pursuant to the terms of the contract. If the surveyor is required to record or file a plat or map pursuant to state statute or local ordinance it shall be so recorded or filed.

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: Whether any of the nineteen (19) items of Table A are to be selected, and the exact wording of and fee for any selected item, may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client must be identified as 20(a), 20(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 20.

If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1. _____ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. _____ Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
3. _____ Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
4. _____ Gross land area (and other areas if specified by the client).
5. _____ Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.
6. _____ (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.
_____. (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter.
7. _____ (a) Exterior dimensions of all buildings at ground level.
_____. (b) Square footage of:
_____ (1) exterior footprint of all buildings at ground level.
_____ (2) other areas as specified by the client.
_____. (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.
8. _____ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
9. _____ Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures.

Striping of clearly identifiable parking spaces on surface parking areas and lots.

10. _____ As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
- _____ (a) plans and/or reports provided by client (with reference as to the sources of information)
- _____ (b) markings coordinated by the surveyor pursuant to a private utility locate request

Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

12. _____ As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.
13. _____ Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
14. _____ As specified by the client, distance to the nearest intersecting street.
15. _____ Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
16. _____ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. _____ Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. _____ Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.
19. _____ Professional liability insurance policy obtained by the surveyor in the minimum amount of \$_____ to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.
20. _____

Adopted by the Board of Governors, American Land Title Association, on October 1, 2020.

*American Land Title Association, 1800 M St., N.W., Suite 300S, Washington, D.C. 20036-5828.
www.alta.org*

Adopted by the Board of Directors, National Society of Professional Surveyors, on October 30, 2020.

*National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704.
<http://www.nsps.us.com/>*

INSTRUCTIONS TO SURVEYOR

☐ **Boundary Survey** ☐ **ALTA/NSPS Survey**

File: Click or tap here to enter text.
Address: Click or tap here to enter text.
Closing date: Click or tap to enter a date.
Closer: Click or tap here to enter text.

Enclosed is the Title Commitment and supporting documents. For an ALTA/NAPS survey, a zoning report is provided for inclusion on field work and map. If any part of information provided is not legible, please notify us immediately so that we may provide a legible copy.

All surveys must show and comply with the following:

1. Comply with Rules 5J-17.051 and 5J-17.052 F.A.C.
2. Legend with all symbols used on the map.
3. A complete legal description of the property. Note any discrepancies between legal description and as used or surveyed. Include the point of beginning if it is contained in the legal description.
4. Perimeter of the property by courses and distances and of all lines described by referenced to the line of another piece of property.
5. Any improvements to the extent constructed and relation of improvements by distances to perimeter of property, established building setback lines and street right-of-way lines.
6. All matters affecting the property, including fences, power lines, telephone lines, pipelines, lakes, streams, private roadways, etc.
7. All paved areas, including drives, walks, private roadways, parking spaces, and such improvements as swimming pools, tennis courts, etc. If applicable, the number of parking spaces must be shown.
8. Location and width of all easements and other matters of record referred to in the title commitment, showing book and page or instrument number of recording. Include a statement that all easements and other matters of record are located pursuant to the specific recorded documents.
9. Encroachments and the extent thereof in feet and inches (if practicable) upon the property.
10. Location and width of all dedicated public streets, travel ways, evidence of travel use or rights-of-way which abut or cross the subject property, including an indication that the road right-of-way abuts the property line, and whether such access is paved to the property line.
11. Nearest adequate source of sewer, water, electric, telephone, and gas service.

12. All easements necessary to bring utilities to the property.
13. Flood zone designation(s) indicating whether the subject property is located inside the special flood hazard areas as shown on the published Flood Hazard Boundary Map (FHBM) or in Flood Insurance Rate Map (FIRM) Zones A, AE, A1-A30, AH, AO, A99, AR, AR/AE, AR/AO, AR/A1-A30, AR/A, V, VE, or V1-V30, to evidence whether the subject property lies in a flood area.
14. Professional liability insurance policy in the amount of \$ [Click or tap here to enter text.](#) with a copy of the declaration page of such insurance policy.
15. The survey should be no more than 90 days old and contain the following certification:

Surveyor's Certificate

To: **Buyer:** [Click or tap here to enter text.](#)

Your office:

Lender: [Click or tap here to enter text.](#)

Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with Florida Standards of Practice as delineated in the Florida Administrative Code 5J-17. The field work was completed on _____.

Dated this ____ day of _____, 20____, PSM No. _____.

Or for ALTA/NSPS

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items _____ of Table A thereof. The field work was completed on _____, 20____.

Additional instructions for ALTA/NSPS surveys:

16. Comply with ALTA/NSPS 2021 standards.
17. Confirm physical access.
18. Age of monuments and structures if there are gaps or overlays found.
19. Other from ALTA/NSPS

Table A:

- | | | | | |
|---|--------------------------------|--------------------------------|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> 1. | <input type="checkbox"/> 2. | <input type="checkbox"/> 3. | <input type="checkbox"/> 4. | <input type="checkbox"/> 5. |
| <input type="checkbox"/> 6.(a) | <input type="checkbox"/> 6.(b) | <input type="checkbox"/> 7.(a) | <input type="checkbox"/> 7.(b)(1) | <input type="checkbox"/> 7.(b)(2) |
| <input type="checkbox"/> 7.(c) | <input type="checkbox"/> 8 | <input type="checkbox"/> 9. | <input type="checkbox"/> 10. | <input type="checkbox"/> 11.(a) |
| <input type="checkbox"/> 11 (b) | <input type="checkbox"/> 12. | <input type="checkbox"/> 13. | <input type="checkbox"/> 14. | <input type="checkbox"/> 15. |
| <input type="checkbox"/> 16. | <input type="checkbox"/> 17. | <input type="checkbox"/> 18. | <input type="checkbox"/> 19. | |
| <input type="checkbox"/> 20. Click or tap here to enter text. | | | | |

Any questions or concerns, please contact our office immediately prior to completing field work.

Note: This letter is intended as a work aid and basic guidance and not a substitute for legal analysis of a specific transaction.

Survey Checklist

File: Click or tap here to enter text.

Address: Click or tap here to enter text.

Closing date: Click or tap to enter a date.

Closer: Click or tap here to enter text.

☐ Technical Requirements

- ☐ Includes surveyor's
 - ☐ Original embossed seal or
 - ☐ Electronic seal
 - ☐ Seal states "Florida Registered Surveyor & Mapper"
- ☐ Survey is signed
- ☐ Survey is dated
 - ☐ Field work done ____/____/____ (more than 90 days ago, comply with TN 25.03.06(B))
 - ☐ Drawing signed ____/____/____
- ☐ Name
- ☐ Address
- ☐ Certificate of authorization number
- ☐ License number
- ☐ Statement survey not valid without signature and seal

☐ Certifications

- ☐ NEW survey certified to
 - ☐ Proposed insured buyer
 - ☐ Proposed insured lender
 - ☐ Old Republic
 - ☐ Fund Member's office
 - ☐ Seller
- ☐ PRIOR survey certified to
 - ☐ Seller or
 - ☐ Prior owner in chain of title
- ☐ **ALTA/NSPS language** as needed
- ☐ Directional north arrow located
- ☐ All symbols used on map are defined in legend
- ☐ Surveyor's notes have been read carefully
- ☐ Legal access confirmed
 - ☐ Map shows access to public road
 - ☐ Map shows access via private road
 - ☐ Verified easement for use and that private road connects to a public road

☐ Legal Description Accuracy

- ☐ Legal description matches the
 - ☐ Last deed of record, if not contact Fund underwriting
- ☐ Title commitment

- ☐ Proposed-insured documents
- ☐ Drawing correctly maps the metes & bounds description
- ☐ The drawing matches the recorded Plat

☐ Drawing Identified Essential Features

- ☐ Boundary lines
- ☐ Any body of water
- ☐ Other natural & manufactured objects affecting the property
- ☐ Easements of any kind
- ☐ Rights-of-way
- ☐ Platted building setback lines
- ☐ Improvements of any kind

☐ Matters that may impact insurability:

- ☐ Any encroachments of improvements from insured land onto adjoining land
- ☐ Any encroachments of improvements from adjoining land onto insured land
- ☐ Any improvements located on property that is or was submerged
- ☐ Any encroachments in any easements
- ☐ Any encroachments of road rights-of-way
- ☐ Any violations of building setback lines
- ☐ Any gaps or overlaps (i.e., discrepancies between description in recorded instrument & any markers on the ground designating the boundary as actually used & occupied)
- ☐ Parties in possession
- ☐ Professional Liability insurance in the amount of \$ _____

☐ Sent to surveyor

- ☐ **Title commitment with legible supporting documents**
- ☐ **Zoning information (ALTL/NSPS only)**
- ☐ Anything Unusual Click or tap here to enter text.

Additional Checklist ALTA/NSPS Survey

☐ Fieldwork (Section 5)

- ☐ Monuments – location, size character
 - ☐ Found
 - ☐ Placed
- ☐ Location, description & character of any lines
 - ☐ Rights of way & access
 - ☐ Location
 - ☐ Roads, streets abutting, location & size
 - ☐ Visible evidence of physical access
 - ☐ Location & character of other forms of access
 - ☐ Any potentially encroaching access ways
 - ☐ Location of any road or street not documented
 - ☐ Access to & from waters adjoining property
- ☐ Lines of possession & improvements on boundaries
 - ☐ Character & location of evidence of possession
 - ☐ Character & location of all walls, buildings, fences, & other improvement within 5 feet of each boundary
 - ☐ Any potential encroaching structure (fire escapes, overhangs doors opening out, etc.)
- ☐ Buildings
 - ☐ Easements & servitudes
 - ☐ Evidence of any easement or servitude
 - ☐ Surface indication of underground easements or servitudes
 - ☐ Evidence on or above ground of utilities on, above or below ground
- ☐ Cemeteries
- ☐ Water features & location of water

☐ Plat or Map (section 6)

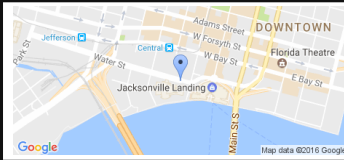
- ☐ Evidence & location of items notated in **Fieldwork** above
- ☐ Boundary, descriptions, dimensions & closures
 - ☐ Descriptions – current, new
 - ☐ Point of beginning
 - ☐ Details of direction, length & curve of boundaries
 - ☐ Details of water boundary within 5 feet
 - ☐ Any gaps of overlays, if so, age of monuments
 - ☐ Explanation of significant differences
 - ☐ Note regarding site conditions
 - ☐ Note if access within 5 feet was restricted
 - ☐ Note regarding title commitment

- ☐ Easements, servitudes, rights of way access & documents
 - ☐ Location & width
 - ☐ Note if no access to public way observed
 - ☐ Platted setback or building restrictions
- ☐ Presentation
 - ☐ No less than 8.5 X 11
 - ☐ Vicinity map
 - ☐ Necessary additional information
 - ☐ Caption “ALTA/NSPS Land Title Survey”

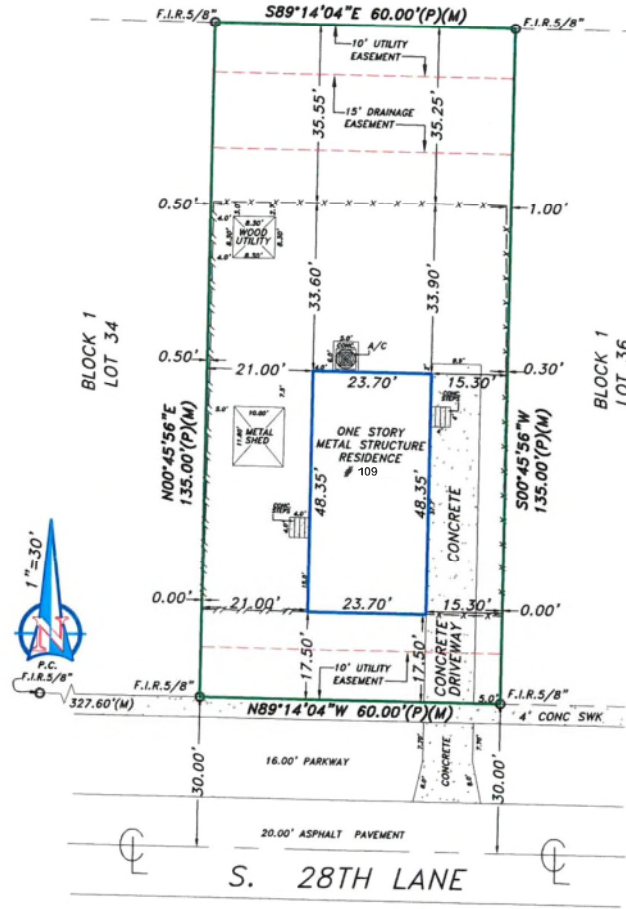
☐ Table A

Requested

- ☐ ☐ 1 Monuments placed or referenced at boundary corners
- ☐ ☐ 2 Address
- ☐ ☐ 3 Flood zone classification
- ☐ ☐ 4 Gross land area
- ☐ ☐ 5 Vertical relief, contour interval, datum & originating benchmark
- ☐ ☐ 6 (a) Current zoning classification
- ☐ ☐ 6 (b) Current zoning setback, height & floor space
- ☐ ☐ 7 (a) Exterior dimensions of buildings
- ☐ ☐ 7 (b) (1) Square footage of exterior footprint of buildings
- ☐ ☐ 7 (b) (2) Square footage of other areas specified
- ☐ ☐ 7 (c) Measured height of buildings
- ☐ ☐ 8 Other substantial features
- ☐ ☐ 9 Number & type of identifiable parking spaces
- ☐ ☐ 10 (a) Divisions or party walls
- ☐ ☐ 11 (a) Underground utilities in plane and/or reports provided
- ☐ ☐ 11 (b) Underground utilities by marking coordinated a private utility locate request
- ☐ ☐ 12 Government agency requirements
- ☐ ☐ 13 Names of adjoining owner of platted lands
- ☐ ☐ 14 Distance to nearest intersecting street
- ☐ ☐ 15 Rectified orthography, photogrammetric mapping, airborne/mobile laser scanning
- ☐ ☐ 16 Evidence of earth moving work, building construction or additions
- ☐ ☐ 17 Proposed changes in street right of way
- ☐ ☐ 18 Any plottable offsite easements or servitudes disclosed in documented provided or obtained
- ☐ ☐ 19 Professional Liability insurance policy in minimum amount of \$ [Click or tap here to enter text.](#)
- ☐ ☐ 20 Other [Click or tap here to enter text.](#)



NOT INCLUDED



Accepted By: _____

Property Address:
109 South 28th Lane
Waterway, Florida 33268

Notes: **DRIVEWAY ENCLOSES INTO EASEMENT
ALONG SOUTH LOT LINE.**

SURVEYOR'S CERTIFICATION: I HERBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-17 IS THROUGH 61-17-06, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 61-17, FLORIDA STATUTES.

SIGNED _____ **FOR THE FIRM**
EFRAIN LOPEZ **STATE OF FLORIDA** **P.S.M. No. 6792**
STATE OF FLORIDA

NOT VALID WITHOUT AND AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Surveyor's Legend

	PROPERTY LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
	STRUCTURE	LB#	LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CONC. BLOCK WALL	LS#	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
	CHAIN-LINK FENCE OR WIRE FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
	WOOD FENCE	SET	SET PIN	H.R.	NON RADIAL	D.F.	DRAINFIELD
	IRON FENCE	▲	CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER
	EASEMENT	■	CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK
	CENTER LINE		BENCHMARK	I.P.	IRON PIPE	D.W.Y.	DRIVEWAY
	WOOD DECK	ELEV	ELEVATION	N&D	NAIL & DISK	SCR.	SCREEN
	CONCRETE	P.T.	POINT OF TANGENCY	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE
	ASPHALT	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	BRICK / TILE	P.R.M.	PERMANENT REFERENCE MONUMENT		WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.C.	POINT OF COMPOUND CURVATURE		FIRE HYDRANT	F.F.	FINISHED FLOOR
	APPROXIMATE EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE		M.H.	T.O.B.	TOP OF BANK
	COVERED AREA	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	TREE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
	CATCH BASIN	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
C.U.E.	COUNTY UTILITY EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
I.E./E.E.	INGRESS / EGRESS EASEMENT	D	DEED	CONC.	CONCRETE SLAB		CENTER LINE
U.E.	UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
				L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT

Property Address:

109 South 28th Lane
Waterway, Florida, 33268

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot 35, of Block 1, of SANDPIPPER BOULEVARD ESTATES, according to the plat thereof, as recorded in Plat Book 44, Page 151, of the public records of Collier County Florida

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To: Toby & Mary Keefer

Loyal Fund Member
The Fund, Old Republic National Title Insurance Company
Biggie Bank
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by —
EFFRAIN LOPEZ dated 10/22/2021 bearing Job # VB123 :
a. DRIVEWAY ENCROACHES INTO EASEMENT ALONG SOUTH LOT LINE.



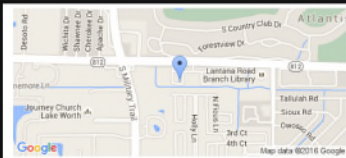
M.E. Land Surveying, Inc.

10665 SW 190th Street, Suite 3110 Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



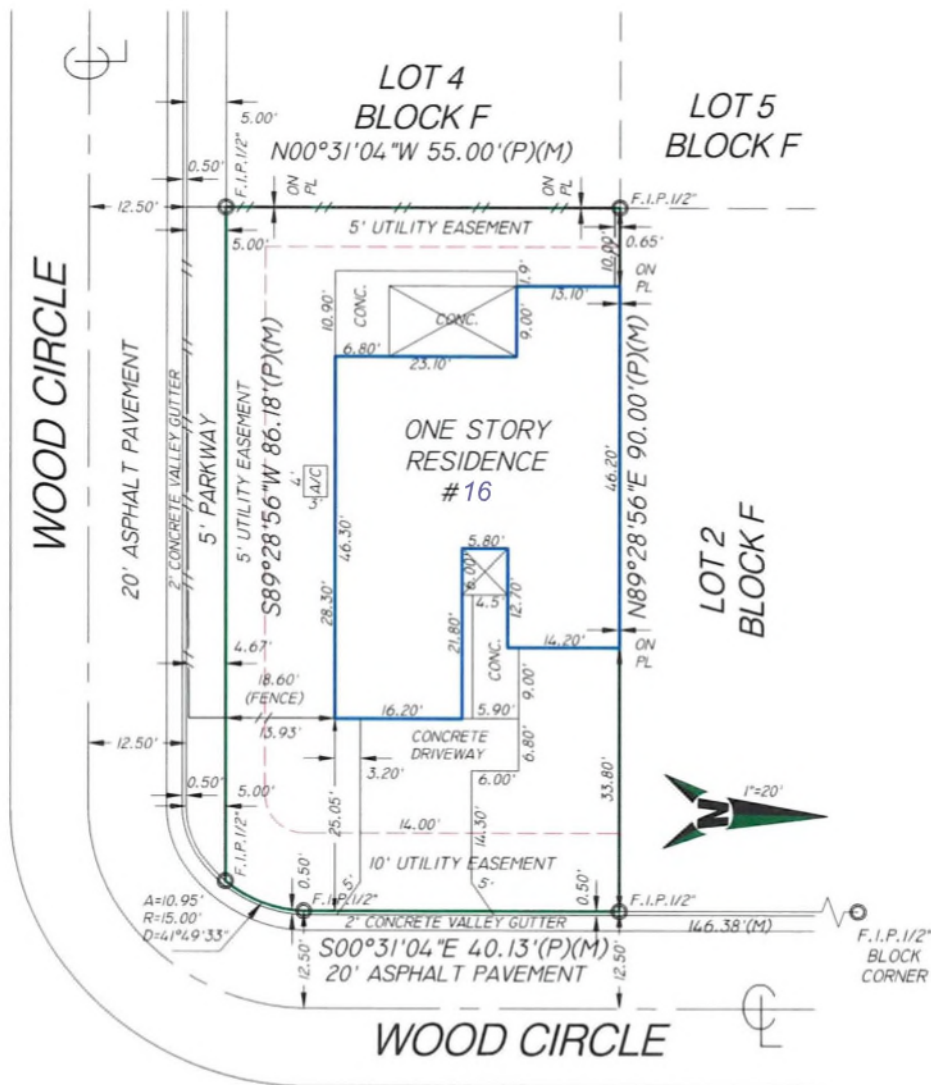
Ordered By:

Fund Loyal Member



Proudly Serving
the Florida Real
Estate Community
for Over 20 Years

WWW.MELANDSERVICES.COM



Accepted By: _____

Property Address:

16 Wood Circle
Big Bear, Florida 33587

Notes: DRIVEWAY ENCLOSES INTO EASEMENT ALONG EAST LOT LINE. FENCES ENCLOSE INTO EASEMENT ALONG SOUTHWEST LOT LINE. FENCES ENCLOSE OVER SOUTH LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYING. I AM A LICENSED SURVEYOR THROUGH 5/17/2022, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 461, F.S.

SIGNED
EFRAIN LOPEZ
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 6792

NOT VALID WITHOUT AND AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
L.P.#: 7989



Surveyor's Legend

	PROPERTY LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL	TELEPHONE FACILITIES
	STRUCTURE	LB#	LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CONC. BLOCK WALL	LS#	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
	CHAIN-LINK FENCE OR WIRE FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
	WOOD FENCE	SET	SET PIN	H.R.	HIGH RADIAL	B.F.	BRAINFIELD
	IRON FENCE	▲	CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER
	EASEMENT	■	CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK
	CENTER LINE	⊕	BENCHMARK	I.P.	IRON PIPE	DWY	DRIVEWAY
	WOOD DECK	ELEV	ELEVATION	N&D	NAIL & DISK	SCR.	SCREEN
	CONCRETE	P.T.	POINT OF TANGENCY	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE
	ASPHALT	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	BRICK / TILE	P.R.M.	PERMANENT REFERENCE MONUMENT	⊙	WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.C.	POINT OF COMPOUND CURVATURE	⊠	FIRE HYDRANT	F.F.	FINISHED FLOOR
	APPROXIMATE EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE	⊙ M.H.	MANHOLE	T.O.B.	TOP OF BANK
	COVERED AREA	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	TREE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
	CATCH BASIN	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
	C.U.E. COUNTY UTILITY EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
	I.E./E.E. INGRESS / EGRESS EASEMENT	D	DEED	CONC.	CONCRETE SLAB	CL	CENTER LINE
	U.E. UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
				L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT

Property Address:

16 Wood Circle
Big Bear, Florida 33587

Flood Information:

Community Number: 456654
Panel Number: 4569871232
Suffix: C
Date of Firm Index: 12/30/1994
Flood Zone: X500
Base Flood Elevation:
Date of Field Work: 11/01/2021
Date of Completion: 11/03/2021

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- 3.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined.
- 7.) Bearings referenced to line noted B.R.
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot 3, of Block F, of The Woods according to the plat thereof, as recorded in Plat Book 2, Page 8, of the public records of Clay County, Florida.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Valentine Pagan
Loyal Fund Member
Old Republic National Title Insurance Policy Issued Through Attorneys' Title Fund Services, LLC.

Flagstar Bank, FSB

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by

EFRAIN LOPEZ dated **11/03/2021** bearing Job # **Q4568**;

- a. DRIVEWAY ENCROACHES INTO EASEMENT ALONG EAST LOT LINE. FENCES ENCROACH INTO EASEMENT ALONG SOUTHWEST LOT LINE. FENCES ENCROACH OVER SOUTH LOT LINE.



M.E. Land Surveying, Inc.

10665 SW 190th Street, Suite 3110 Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



ATLANTIC COAST
SURVEYING, INC.

Paul J. Stowell

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 52941
ATLANTIC COAST SURVEYING, INC.
8132 STERLING RD. SUITE 3 DANES FLORIDA 33331
OFFICE: 854.587.2100 FAX: 854.587.5418

PARCEL 1:

BEGIN 50 FEET EAST AND 333.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH KENANSVILLE ROAD, A DISTANCE OF 130.0 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 310.0 FEET; THENCE RUN NORTH, A DISTANCE OF 130.0 FEET; THENCE RUN SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 310.0 FEET TO THE POINT OF BEGINNING; THE FORESAID PROPERTY F/W/A LOTS 1 THROUGH 6, BLOCK C, KENANSVILLE HOMESITES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 12, TOGETHER WITH THE SOUTH 1/2 OF VACATED BIGLAND STREET LYING NORTH OF SAID LOTS; ALL HAVING BEEN VACATED BY THE RESOLUTION RECORDED IN O.R. BOOK 946, PAGE 824, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS AND EXCEPT RIGHT OF WAY ON WEST DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN O.R. BOOK 82, PAGE 814, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00° 02' 03" EAST 284.83 FEET; THENCE SOUTH 89° 00' 02" WEST 76.99 FEET; THENCE NORTH 00° 02' 03" WEST 52.65 FEET; THENCE SOUTH 89° 36' 07" WEST 210.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 36' 07" WEST 309.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE NORTH 00° 00' 04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 7.51 FEET; THENCE NORTH 89° 59' 56" EAST 2.68 FEET; THENCE NORTH 00° 00' 04" WEST 202.29 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 89° 17' 35" EAST 307.02 FEET; THENCE SOUTH 00° 02' 03" EAST 211.44 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

FEE SIMPLE PARCEL:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00° 02' 03" EAST 284.83 FEET; THENCE SOUTH 89° 00' 02" WEST 76.99 FEET; THENCE NORTH 00° 02' 03" WEST 52.65 FEET; THENCE SOUTH 89° 36' 07" WEST 210.50 FEET; THENCE NORTH 00° 02' 03" WEST 211.44 FEET; THENCE SOUTH 89° 17' 35" WEST 307.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE NORTH 00° 00' 04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 10.96 FEET; THENCE SOUTH 89° 59' 56" WEST 5.03 FEET; THENCE NORTH 00° 00' 04" WEST 8.08 FEET TO THE SOUTH LINE OF AFORESAID LOT 1; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 89° 17' 35" EAST 309.54 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 PURSUANT TO THAT CERTAIN ACCESS EASEMENT AGREEMENT DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 3, 2015 IN OFFICIAL RECORDS BOOK 799, PAGE 83, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA OVER AND ACROSS THE FOLLOWING PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00° 02' 03" EAST 284.83 FEET; THENCE SOUTH 89° 00' 02" WEST 105.01 FEET; THENCE RUN SOUTH 89° 00' 03" WEST 300.02 FEET; THENCE RUN NORTH 00° 04' 42" WEST 130.00 FEET; THENCE RUN SOUTH 89° 36' 07" WEST 217.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 36' 07" WEST 80.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE RUN NORTH 00° 00' 04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 30.50 FEET; THENCE RUN NORTH 89° 36' 07" EAST 80.00 FEET; THENCE RUN SOUTH 00° 00' 04" EAST 30.00 TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 PURSUANT TO THAT CERTAIN ACCESS, UTILITIES AND RECIPROCAL DRAINAGE EASEMENT AGREEMENT DATED SEPTEMBER 26, 2015 AND RECORDED OCTOBER 1, 2015 IN OFFICIAL RECORDS BOOK 813, PAGE 293, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA OVER AND ACROSS THE FOLLOWING PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00° 02' 03" EAST 284.83 FEET; THENCE SOUTH 89° 00' 02" WEST 76.99 FEET; THENCE NORTH 00° 02' 03" WEST 52.65 FEET; THENCE SOUTH 89° 36' 07" WEST 210.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 36' 07" WEST 20.00 FEET; THENCE NORTH 00° 00' 04" WEST 108.00 FEET; THENCE NORTH 89° 59' 56" EAST 280.02 FEET; THENCE SOUTH 00° 02' 03" EAST 20.00 FEET; THENCE SOUTH 89° 59' 56" WEST 260.03 FEET; THENCE SOUTH 00° 00' 04" EAST 108.89 FEET; THENCE NORTH 89° 36' 07" EAST 215.11 FEET; THENCE NORTH 73° 14' 47" EAST 46.91 FEET; THENCE SOUTH 00° 02' 03" EAST 20.85 FEET; THENCE SOUTH 73° 14' 47" WEST 43.83 FEET; THENCE SOUTH 89° 36' 07" WEST 218.07 FEET; THENCE SOUTH 00° 00' 04" EAST 20.00 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR UTILITIES IN FAVOR OF PARCEL 1 PURSUANT TO THAT CERTAIN ACCESS, UTILITIES AND RECIPROCAL DRAINAGE EASEMENT AGREEMENT DATED SEPTEMBER 26, 2015 AND RECORDED OCTOBER 1, 2015 IN OFFICIAL RECORDS BOOK 813, PAGE 293, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA OVER AND ACROSS THE FOLLOWING PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00° 02' 03" EAST 284.83 FEET; THENCE SOUTH 89° 00' 02" WEST 76.99 FEET; THENCE NORTH 00° 02' 03" WEST 52.65 FEET; THENCE SOUTH 89° 36' 07" WEST 210.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 36' 07" WEST 209.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE NORTH 00° 00' 04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 7.51 FEET; THENCE NORTH 89° 59' 56" EAST 2.68 FEET; THENCE NORTH 00° 00' 04" WEST 202.29 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 89° 17' 35" EAST 307.02 FEET; THENCE SOUTH 00° 02' 03" EAST 211.44 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR DRAINAGE IN FAVOR OF PARCEL 1 PURSUANT TO THAT CERTAIN ACCESS, UTILITIES AND RECIPROCAL DRAINAGE EASEMENT AGREEMENT DATED SEPTEMBER 26, 2015 AND RECORDED OCTOBER 1, 2015 IN OFFICIAL RECORDS BOOK 813, PAGE 293, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA OVER AND ACROSS THE FOLLOWING PROPERTY:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00° 02' 03" EAST 284.83 FEET; THENCE SOUTH 89° 00' 02" WEST 76.99 FEET; THENCE NORTH 00° 02' 03" WEST 62.97 FEET; THENCE NORTH 89° 36' 07" EAST 31.92 FEET; THENCE NORTH 00° 02' 03" WEST 19.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 26.00 FEET AND A CHORD BEARING OF NORTH 43° 24' 22" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 52' 50", AN ARC LENGTH OF 39.43 FEET; THENCE NORTH 00° 02' 03" WEST 87.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 26.00 FEET AND A CHORD BEARING OF NORTH 43° 24' 28" WEST; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 52' 50", AN ARC LENGTH OF 39.43 FEET; THENCE NORTH 00° 02' 03" WEST 17.70 FEET; THENCE SOUTH 89° 59' 56" WEST 47.83 FEET; THENCE NORTH 00° 02' 03" WEST 39.96 FEET TO THE SOUTH LINE OF AFORESAID LOT 1; THENCE NORTH 89° 17' 35" EAST 519.40 FEET TO THE POINT OF BEGINNING.

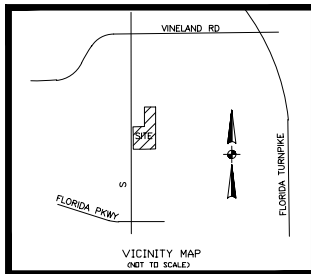
LESS AND EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LOCATED ON FEE SIMPLE PARCEL.

PARCEL 4:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 00° 02' 03" E, A DISTANCE OF 284.83 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00° 02' 03" E, A DISTANCE OF 105.01 FEET; THEN RUN S 89° 00' 03" W, A DISTANCE OF 300.02 FEET; THENCE RUN N 00° 04' 42" W, A DISTANCE OF 130.00 FEET; THENCE RUN S 89° 36' 07" W, A DISTANCE OF 207.38 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH KENANSVILLE ROAD; THENCE RUN N 00° 00' 04" W, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN N 89° 36' 07" E, A DISTANCE OF 52.61 FEET; THENCE RUN S 00° 02' 03" E, A DISTANCE OF 52.65 FEET; THENCE RUN N 89° 00' 03" E, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

LOT 1, TOMPKIN'S POND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



SURVEYOR'S NOTES:

- The survey and the information, courses and distances shown thereon are correct.
- The title lines and lines of actual possession are the same.
- The record description of the subject property forms a mathematically closed figure.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
- The number of striped parking spaces located on the Premises is PARCEL 1: (23), Parcel 2: (99), Parcel 3: (55), Parcel 5: (291 regular spaces, 10 handicap spaces), and, to the extent possible, are graphically shown hereon.
- The tax parcel identification numbers for each separate tax parcel are noted.
- All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning report letter provided to the surveyor by the client are shown on the survey if those requirements do not require an interpretation by the surveyor. (No zoning report letter provided).
- Unless otherwise noted or shown hereon, there are no potential unobstructed visible, above ground encroachments onto adjoining premises, streets, alleys or easement areas by any buildings, structures or other improvements, and no potential unobstructed visible, above ground encroachments onto the Premises by buildings, structures or other improvements situated on adjoining premises. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.
- All utilities serving the Premises enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights of way across the Premises; that the property described hereon is the same as the property described in Old Republic National Title Insurance Company, Commitment No. 9703 with an effective date of June 12, 2020 and that all easements, covenants and restrictions referenced in said title insurance commitment, or easements which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effect on the subject property.
- The survey shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage.
- Any visible discharge into streams, rivers or other conveyance system is shown on the survey.
- Said described property is located within an area having a Zone Designation "Y" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0950420F, with a date of identification of September 25, 2009, for Community Number 0179, in Osceola County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the Premises is situated. This survey assumes no liability for the correctness of the cited map(s); in addition, the above statement does not represent this surveyor's opinion of the probability of flooding.
- The Premises has direct physical access to South Kenansville Road (US Highway 441/17-92), a public street or highway.
- Bearings shown hereon are assumed based on the E line of South Kenansville Road as being N00°01'54"W.
- This survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this survey that may affect property rights and/or land use rights of the subject property.

(SURVEY RELATED TITLE COMMITMENT SCHEDULE B-11 EXCEPTIONS):

- Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 756, Page 095 and recorded in U.M. Book 756, Page 667, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
- Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 754, Page 087 and recorded in O.R. Book 756, Page 669, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
- Utility Easement in favor of Osceola County and Florida Power Corporation recorded in O.R. Book 754, Page 101 and recorded in O.R. Book 756, Page 671, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
- Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 941, Page 170, Public Records of Osceola County, Florida. (As to Parcels 2 and 3) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
- Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 924, Page 468, Public Records of Osceola County, Florida. (As to Parcels 2 and 4) RECORDING INFORMATION NOT CORRECT.
- Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Tompkin's Pond Subdivision, as recorded in Plat Book 2, Page 4, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
- Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 069, Page 795, Public Records of Osceola County, Florida. (As to Parcel 5) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.
- Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 969, Page 882, Public Records of Osceola County, Florida. (As to Parcels 2, 3 & 4) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.
- Terms and Conditions contained in the Access Easement Agreement recorded in O.R. Book 799, Page 83, Public Records of Osceola County, Florida. (As to Parcels 1, 2, 3 and 4) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
- Terms and Conditions contained in the Access, Utilities and Reciprocal Drainage Easement Agreement recorded in O.R. Book 815, Page 233, Public Records of Osceola County, Florida. (As to Parcels 2, 3 and 4) AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON.
- Building Utility Agreement recorded in Instrument Number 180464965, Public Records of Osceola County, Florida. (As to Parcels 2 and 4) AFFECTS PROPERTY, BLANKET IN NATURE NOT PLOTTED.

This survey is made for the benefit of: UBS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York and their respective successors and/or assigns, and Attorney's Title Fund Services, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (as to utilities, surface matters only), 13, 16, and 17 of Table A thereof. The fieldwork was completed on July 8, 2020.
Date of Plat or Map: July 9, 2020

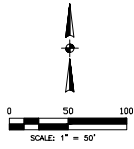
STEVEN E. BLANKENSHIP P.S.M. #5361
STATE OF FLORIDA

Date	Revisions

ALTA/NSPS LAND TITLE SURVEY
141

DATE: 7/9/20
SCALE: 1"= 50'
CAL. BY: SEB
DRAWN BY: SEB
JOB NO. 120034

ATLANTIC SURVEYING
308 S. DELAND STREET
WINTER GARDEN, FLORIDA 34787
(407) 856-6957/(407) 856-4437
LM9600



PARCEL 1
PID: 10-24-29-0000
ADDRESS: 9603 South Kenansville Road
GROSS LAND AREA: 0.888 ACRES

PARCEL 2
PID: 10-24-29-0000
ADDRESS: 9789 South Kenansville Road
GROSS LAND AREA: 1.485 ACRES

PARCEL 3
PID: 10-24-29-0000
ADDRESS: 9797 South Kenansville Road
GROSS LAND AREA: 1.767 ACRES

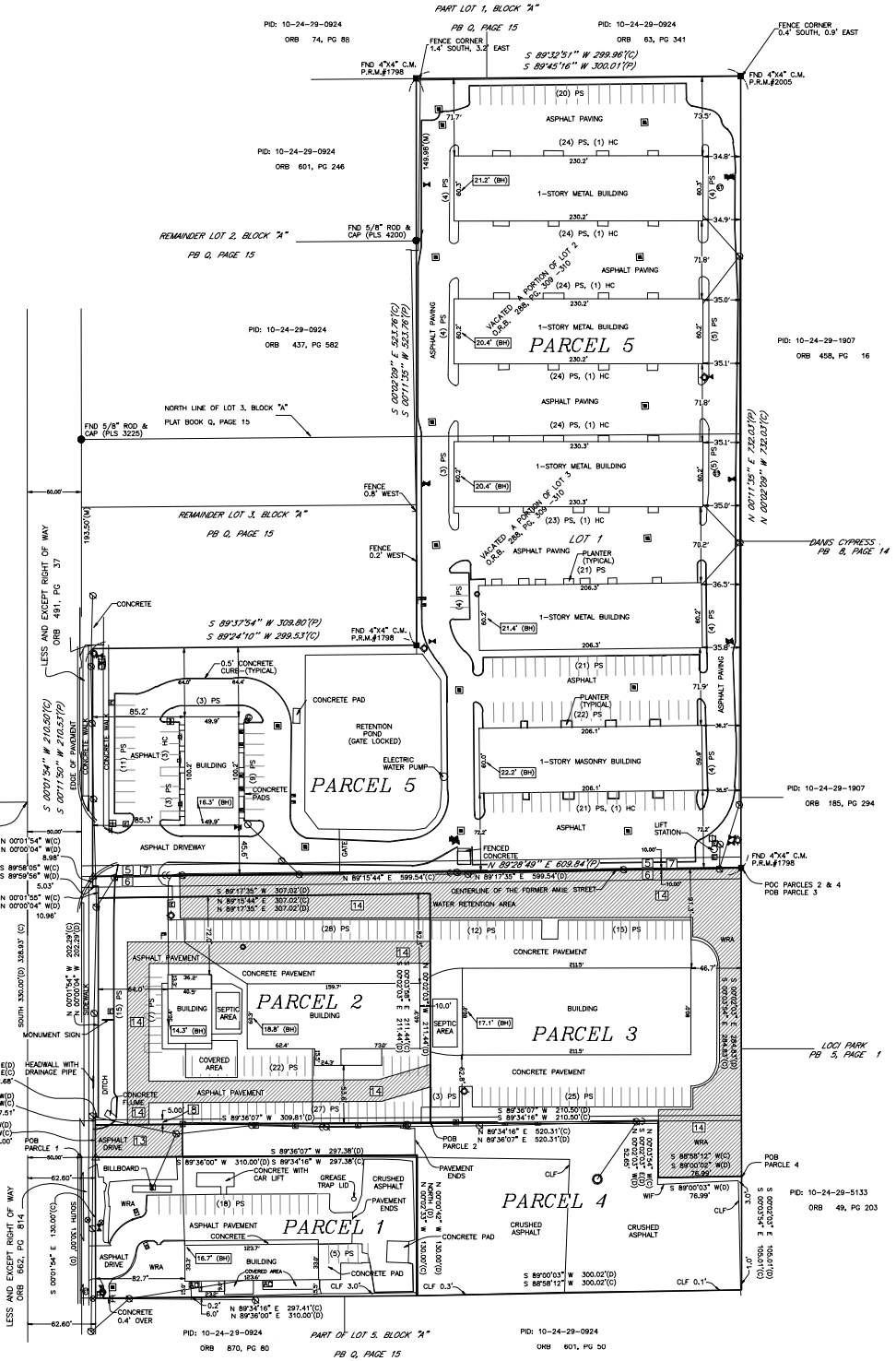
PARCEL 4
PID: 10-24-29-0000
ADDRESS: 9789 South Kenansville Road
GROSS LAND AREA: 1.203 ACRES

PARCEL 5
PID: 10-24-29-86
ADDRESS: 9785 South Kenansville Road
GROSS LAND AREA: 6.491 ACRES

SOUTH
(U.S. HWY 441 & 17-92)
RIGHT OF WAY WIDTH VARIES

SYMBOL LEGEND

[Symbol] = BACK FLOW PREVENTER
 [Symbol] = GAS VALVE
 [Symbol] = FIRE HYDRANT
 [Symbol] = ELECTRIC POWER OUTLET
 [Symbol] = PUBLIC TELEPHONE
 [Symbol] = SIGN
 [Symbol] = GAS METER
 [Symbol] = CLEAFOUT
 [Symbol] = AIR CONDITIONER
 [Symbol] = DROP INLET
 [Symbol] = DIRT ANCHOR
 [Symbol] = MAILBOX
 [Symbol] = POWER POLE
 [Symbol] = WATER VALVE
 [Symbol] = FOUND
 [Symbol] = CONCRETE MONUMENT
 [Symbol] = OFFICIAL RECORD BOOK
 [Symbol] = PERMANENT REFERENCE MONUMENT
 [Symbol] = FIELD MEASURED
 [Symbol] = CALCULATED
 [Symbol] = SANITARY MANHOLE
 [Symbol] = STORM MANHOLE
 [Symbol] = WATER METER
 [Symbol] = WATER RETENTION AREA
 [Symbol] = SEWER VALVE
 [Symbol] = LIGHT POLE
 [Symbol] = SET 1/2" IRON ROD LIBROD
 [Symbol] = MITERED END SECTION (DRAINAGE PIPE)
 [Symbol] = BUILDING HEIGHT
 [Symbol] = BROUGHT IRON FENCE
 [Symbol] = CHAIN LINK FENCE
 [Symbol] = ELECTRIC OUTLET
 [Symbol] = POINT OF COMMENCEMENT
 [Symbol] = POINT OF BEGINNING
 [Symbol] = ITEM NUMBER REFERENCE TO SCHEDULE B II EXCEPTIONS
 [Symbol] = EASEMENT AREA



Date	Revisions

ALTA/NSPS LAND TITLE SURVEY
142

DATE: 7/8/20
SCALE: 1" = 50'
CAL BY: SEB
DRAWN BY: SEB
JOB NO. 120034

ATLANTIC SURVEYING
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 856-6952/FAX (407) 856-4437
LM00060



CERTIFICATE OF ATTENDANCE

Certified Paralegals are required to record evidence of 50 hours of continuing legal education hours to renew the CP credential every 5 years. CLE hours are recorded in CPs' accounts through the [NALA online portal](https://www.nala.org/certification/certtest2view). Of the 50 hours, 5 hours must be in legal ethics, and no more than 10 hours may be recorded in non-substantive areas. If attending a non-NALA sponsored educational event, this certificate may be used to obtain verification of attendance. Please be sure to obtain the required signatures for verification of attendance. The requirements to maintain the CP credential are available from NALA's web site at <https://www.nala.org/certification/certtest2view>. Please keep this certificate in the event of a CLE audit or further information is needed.

PLEASE COMPLETE THE SPACES BELOW AND ATTACH A PROGRAM

Session Length In Hours	Session Topics (Description and Speakers)	Validation of Attendance
3.0	The Dividing Line: Legal Descriptions, Standards and Residential and Commercial Survey Reads	<i>LM</i>

Name of CP (Please Print)			NALA Account Number (On Mailing Label)		
			149113		
Signature of CP			Name of Seminar/Program Sponsor		
			Attorneys' Title Fund Services, LLC		
Address			Authorized Signature of Sponsor Representative		
			<i>Linda Monaco</i>		
			Date of Educational Event:		
City:		State (XX):			
Preferred e-mail address			Location:		
			Online Webinar		

For Office Use Only	
Substantive hours	
Non-substantive hours	
Ethics	



FL BAR Reference Number: 2410236N

Title: The Dividing Line: Legal Descriptions, Standards
and Residential and Commercial Survey Reads

Level: Intermediate

Approval Period: 01/01/2025 - 07/31/2026

CLE Credits

General 3.0

Certification Credits

Real Estate 3.0