

First American Title Insurance & Trust Company

421 NORTH MAIN STREET • SANTA ANA, CALIFORNIA • KIMBERLY 7-7371

The title company is asked from time to time to issue special extra-coverage policies that have been devised to assume certain risks that are not covered by the standard coverage policy. The extended scope in coverage provided by this form of policy (A. L. T. A., etc.) makes it mandatory in many cases for a survey to be made of the property being insured. The following data has been compiled for your benefit in the hope that it will give the surveyor and civil engineer submitting maps of surveys to First American Title Insurance & Trust Company covering land to be insured by this form of policy a better understanding of our problems.

Please consider showing the following items on all maps of surveys:

1. Caption and title sufficiently complete to identify portion of subdivision within which the property lies, and stating that the property is in the City of _____ (or "in unincorporated territory") and in the County or Counties of _____, California.
2. North arrow and scale.
3. House numbers as they exist. If non-existent, give assigned or recognized number if available, with note as to source of information.
4. Show sufficient data to indicate the control used to establish the boundary lines of the parcel being surveyed. For example, ties from property lines to nearest street or alley on each side, or if the rear of the property is at a definite or proportionate distance from the street next beyond the rear line, show a tie thereto and bearing of such street. All such ties should be actual and not copy of record.
5. Any monuments or objects found or set which determine the location of the property lines, including the showing of City or County center-lines, with Field Book references; also monuments near the property lines set by others, with actual offsets and ties thereto.

6. Location and dimensions of all buildings or other structures within the property, and of any buildings or other structures within 5 feet of the property, erected on adjoining land, including location of sidewalk or alley basements, if any. If adjoining property is vacant or used for other than building purposes, note same. If a building or other structure is exactly on line, so state. The drafting on the map is not sufficient.

Where party walls exist of record, or walls are in fact party walls by usage, note thickness of wall on each side of property line together with nature of use of wall by building on each side, such as "integral wall of each building" or "wall of adjoining building used as support for roof of this building", etc.

Show and indicate nature of use of all matters which may imply or actually be an adverse or joint use or claim for the benefit of the tenants of the property surveyed and others, such as opening, doorways, passageways, etc. in the boundary walls, conduits, elevators, cooling, air conditioning, heating, or other systems having a multiple use.

7. Description of type and material of structures, and of probable age where structure is determinative of property line.

8. Note extension of cornices, eaves, window ledges, drain pipes, marquees, base blocks, overhead wires, conduits or other matters which extend over property lines in either direction with proper dimensions. Also show fences, walls, driveways, or other structures along the property lines and dimensions of same. If there are no boundary line fences, walls, etc., so state. If determinable, state the ownership of boundary fences or walls.

9. Note whether walls are plumb and give overlap, if any, over property lines.

10. Show, with dimensions, curb and walk on and/or adjoining the property.

11. Note position of any markers which may indicate line between public and private easement. Show and note any signs or bill boards; also any posted notices indicating any claim of lien or tax which may affect the property.

12. Note any community driveways with dimensions.

13. Show all wires, naming their use, crossing, entering or leaving the property, showing their attachments to buildings and poles. Show all wire bearing poles on or within 10 feet of the property, with the registered number of the pole, if shown thereon, note any overhang and amount of wires on lines running along the buildings of the property. Show all anchor and guy wires which affect the property.

14. Note and show any manholes, conduits, drain inlets, pipe lines, roadways and pathways or other similar matters which may indicate an easement use on or across the property.
15. Show dotted lines indicating any easement areas of record crossing the property with deed reference, if any, to the same.
16. Locate or indicate any topographic features across the property such as natural or artificial water courses, etc., which may indicate easement rights.
17. If the analysis of location of boundaries is not clear from the data shown as hereinabove named, either make full notes, or show additional dimensions on the map covering such analysis, or submit a separate map giving all necessary information for the location but without the occupational matters above set forth.
18. Bearing and distances on exterior boundaries of property surveyed. If the property is composed of more than one lot, show and number the lots by dotted lines.
19. On any map for use in searches for Full Coverage Policies show location and size and character of conduits for sewers, water, gas, electricity, and telephone purposes in highways or alleys adjoining the area included in the survey.
20. A certificate by the surveyor in the following form, or one covering substantially the same items:

"I hereby certify that this survey made under my supervision _____ (date) _____ correctly shows the relation of buildings and other structures to the property lines of the land indicated hereon; that the walls of said buildings are plumb and that there are no encroachments of adjoining buildings or structures onto said land, nor overlap of buildings or structures off from said land, except as shown.

L. S. No. _____
(or R. E. No. _____)"

Ben H. Morales
Assistant Vice President
Superintendent of Engineering Department

railroad tracks, roadways, pathways and similar matters which may indicate use by other parties and, where possible, indicate property served.

8. All wires and cables (including their use) crossing, entering or leaving the parcel surveyed, except the ordinary 2 or 3 wire service drops to said parcel, which may be omitted; all wire bearing poles on or within 10 feet of said parcel and pole numbers; amount of cross arm or wire overhang affecting said parcel; and all anchor and guy wires affecting said parcel.
9. The location of any topographic features such as natural or artificial water courses.
10. Curbs and walks on or adjoining the parcel surveyed with dimensions from property line, and position of any sidewalk markers indicating claimed location of property line.
11. Dotted lines outlining areas affected by record easements with deed references, if available.
12. All signs and bill boards.
13. House numbers as they exist. If non-existent show assigned or recognized number, if available, and source of information.
14. Caption and title sufficient to identify the parcel surveyed including lots, blocks, tract, map reference, city (if any), county, and state.
15. North point and scale.
16. A certificate by the surveyor, substantially as follows:

"I hereby certify that this survey made under my supervision (date) _____ correctly shows the relation of buildings and other structures to the property lines of the land indicated hereon; that the walls of said buildings are plumb and that there are no encroachments of adjoining buildings or structures onto said land, nor overlap of buildings or structures from said land, except as shown.

(signed) _____

L.S. # _____

or R.E. # _____

CERTAIN OF SAID REQUIREMENTS MAY BE RELAXED UNDER SPECIAL CIRCUMSTANCES.
Examples:

- (a) The interior portion of the surveyed parcel is improved by various structures or by structures of complicated design, the delineation of which would add materially to the survey cost.
- (b) The surveyed parcel is unrestricted or there are no buildings thereon less than 5 years old; there are no improvements within 5 feet of any of the boundary lines of said parcel; and the surveyed measurements and location of said parcel are substantially the same as the dimensions and location thereof shown on the recorded map of the subdivision.

In such cases, and in cases where a full survey is not required, consult with the title company as to procedure.

MEMORANDUM PREPARED BY TITLE INSURANCE AND TRUST COMPANY FOR SURVEYORS
 SUBMITTING MAPS OF SURVEYS FOR USE IN CONNECTION WITH THE ISSUANCE OF A.L.T.A. OR
 EXTENDED COVERAGE (FORMERLY CALLED FULL COVERAGE) POLICIES OF TITLE INSURANCE

Time and expense will be saved if the surveyor will verify the description furnished him before beginning the survey.

Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the map, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block; city or county field book references for all adjoining street center lines; and any monuments found which indicate property lines. Where occupation is chosen as the best location, enough ties to buildings, walls, fences, surveyor's monuments, etc. must be shown to indicate the pattern of occupation within the block and the actual or estimated age, number of stories and structural materials of buildings influencing such choice indicated, particularly those on subject and adjoining lands.

Maps should also show:

1. Bearings and distances on exterior boundaries of parcel surveyed. If said parcel is composed of all or portions of several lots or other legal subdivisions, the boundaries of each should be indicated by dotted lines and the proper lot number or legal subdivision designation shown.
2. Location and dimensions of
 - (a) buildings or other structures on the surveyed parcel and basement extensions beyond property lines, and
 - (b) any buildings or other structures erected on adjoining lands within 5 feet of the surveyed parcel. If adjoining land is vacant or used for other than building purposes, so state.
3. All party walls, the thickness of the portions thereof on each side of the property line; and the nature of the use of said walls on each side such as "integral wall of both buildings," "wall of adjoining building used as support for roof of this building," etc.
4. Whether walls are plumb and if they extend beyond property lines. If a building or other structure is exactly on the property line, so state. Do not rely on drafting.
5. Extension of cornices, eaves, window ledges, pipes, canopies, base blocks, conduits or other projections over property lines in either direction with dimensions.
6. All fences and walls (including gates, openings, doorways, passageways etc.), driveways and other improvements along property lines and dimensions of same. If determinable, show ownership of boundary fences and walls. Community driveways should be so shown.
7. All manholes, conduits, drains, pipe lines (including abandoned lines),

ACK 5-9-01

C-N 1/16 S 9 1510,

WHERE FROM?

7' E/W

5-16-01 ACK w/ CHECK
HIS OFFICE

5-10-01

Dick Lamm

386 7298

5-16-01

ACK SUSSEX CHIL w/

ED GILMAN