

SAMPLE SURVEYOR'S REPORT TEMPLATE

Note: The Surveyor's report is not required to appear in this exact format, but it shall contain all of the information shown herein.

LEGAL DESCRIPTION (Per Document No. or Title Commitment No.)

Provide legal description per record document(s) for property being surveyed.

MODERNIZED LEGAL DESCRIPTION (Provide when requested)

The new legal description shall make reference to the existing deed and shall also reference the survey plat in the caption of the description.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD

SURVEYOR'S REPORT

The record descriptions used in this survey were provided by research at the office of the xxxxxxxxxxxx County Auditor and Recorder. The purpose of this survey is to retrace the boundary of the xxxxxxxxxxxx property as described in Deed Record xxxxxxxxx. The subject property lies in the xxx half of the xxx Quarter of Section xx, Township xx North, Range x West, xxxxxxxx Township, xxxxxxxxxxxx County, Indiana. Survey data shown hereon is a local ground coordinate system based on the Indiana State Plane Coordinate System, xxxxxx Zone, as provided by the xxxxxxxxxxxx County Section Corner Perpetuation Program, with the basis of bearings being grid North (the xxx line of the xxxx quarter of Section xxxxx being xxxxxxxxxxxx). *(Bearing and distance relationships to found monumentation on the adjoining properties is shown on the attached plat for the purpose of establishing a history of monumentation; however, this plat does not represent a survey of said adjoining properties.)*

There may be differences with deed dimensions when compared with measured dimensions along the boundary lines shown hereon. In cases where the magnitude of these differences is less than the Theoretical Uncertainty stated in the following report and less than the uncertainty identified for the reference monumentation discussed in the following report, the differences may be considered insignificant and are shown only for the purposes of mathematical closure and are therefore not discussed below. When such differences are greater than said uncertainties or are the result of title discrepancies, they are generally discussed in more detail below as may be necessary for clarity of the lines established or reestablished this survey.

Unless otherwise noted on the attached plat or in the following report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purposes of this survey, such lines are assumed to run straight between said locations, but in actuality may slightly vary from such straight line.

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Copies of the surveys, plats, and information referenced either below or on the attached plat, were obtained from files and information at the following offices:

Indiana State Highway Land Acquisition Department: State Road Right-of-way plans and grants of right-of-way, as applicable

xxxxxxxxxx County Surveyor's Office: Section Corner Perpetuation Project Dossiers, Surveyor's Record Books A-F (stone records), Section Corner Perpetuation Research Files, County Section Corner Ties (prior to 1991), 1939, 1957, 1963 and other available aerial photos (as necessary), State Road Right-of-

way plans, as applicable, Railroad Right-of-way and Track and other valuation maps, as applicable, Drainage and Highway Map (showing legal open ditches and legal tile ditches)

xxxxxxx City Engineer's/other offices: Ancient/private survey records on file

xxxxxxxxxxx County Auditor's Office: Survey, parcelization, and subdivision plat files

xxxxxxxxxxx County Recorder's Office: Recorded surveys, parcelizations, and subdivision plats

xxxxxxxxxxx County Area Plan Commission: aerial photos (as necessary)

xxxxxxxxxxx County Management Information Technology Services: digital aerial photographs (as necessary)

xxxxxxxxxxx Railroad: Right-of-way and Track maps and other valuation maps (station, land, track, pipeline maps, land schedules, etc.), grants of right-of-way, as applicable

xxxxxxxxxxx County/City Highway/Street Department: County/City Road Right-of-way plans and grants on file

Name of surveying company: Surveys, parcelizations, and subdivision plats on file (include surveys from both your company doing the survey and from private surveys by other surveyors).

Copies of other private surveys were obtained if they were referred to on other surveys obtained from the above offices or were known to exist and could be located for copying purposes.

List out all surveys, plats, surveyor's records and similar data within the subject section and adjoining sections when they contain data relevant to the corners shown on the subject survey.

I. Name of surveying company plat of survey of the xxxxx property located (briefly describe location relative to subject site or by part of section, township and range) Job No. xxxx, Document No. xxxx, Recorded xxxx, in the office of the xxxxxxxxx County Recorder.

II. Section Corner Dossiers:

III. Ancient County Survey Record:

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on this survey as a result of:

See the chapter meeting highlights information at http://www.ispls.org/chapter_tecumseh.htm for additional information and further detail on a number of topics related to boundary retracement issues.

1) Variance caused by the availability and condition of record monuments;

List out all record monuments including section corners, all subdivisional section corners necessary for the survey, how and why they were reestablished/established, what evidence was used to establish it and why it represents the best available evidence of the corner. List what other surveys/records/deeds may have utilized for the corner and the uncertainty associated with the corner due to those sources.

List out monuments called for in the subject and adjoining deeds, whether they were found, and if not found, how the corners were reestablished in a similar fashion to section corners discussed above.

List out how other lines such as highway and railroad rights-of-way or “called for” adjoiner’s properties were reestablished in a similar fashion to section corners discussed above.

List out found “uncalled for” monuments and their history and the uncertainties they cause on the survey.

Similar discussion for different monuments may be grouped together for simplicity.

Include detailed descriptions on the survey concerning monuments including size (dimensions) and type, condition (bent or disturbed), relationship to ground surface, and detailed description of monument (i.e. 3/4-inch rebar with yellow plastic cap marked XYZ surveyor found at grade (or 0.4 feet above grade/below grade). Note the bearing and distance from the established corner if the monument is not located within the survey measurement tolerance of the corner.

2) The existing deeds and plats of record;

Obtain current deeds for the subject and adjoining properties and show the name and address associated with the parcel’s owner, document number, recording date, tax parcel ID number on the survey. When the current deed is a quitclaim deed, obtain deeds in the chain of history until a warranty deed is found.

List out uncertainties (even if there is none) associated with each of the adjoining properties deed descriptions (including those across section lines or roads, and including easements and rights-of-way that pertain to the property) and a brief description of the how the subject and adjoining properties, easements, and rights-of-way are described. An example statement for those with no uncertainty could be as follows: The subject and adjoining deeds contain common controlling calls for section lines or monuments or contain common courses and distances along their common boundaries; therefore, there is no uncertainty due to deeds.

When a title gap or overlap is present, provide a detailed description of how the subject and adjoining deed is described, how they were recreated on the survey, and the dimension(s) of the gap or overlap. In the event of a title overlap, discuss with Owner/Client/title company whether a deed history search needs to take place in an effort to determine senior rights in the overlap area.

Indicate record and measured dimensions on the survey.

3) The occupation or possession lines (fences, etc.) as related to the surveyed lines;

Show fences on the survey and include detailed descriptions of corner posts (similar to descriptions of monuments above; i.e. 8-inch square wood corner post found along with a bearing and distance from the established corner). Show type, condition, estimated age, and relationship of the fence to the property line (i.e. ancient woven wire fence in good condition varies from 1.0 feet north to 1.5 feet south of line).

If fences are adequately shown on the survey plat, this section can simply contain a statement that fences and their associated uncertainties are as shown on the plat of survey.

4) The relative positional accuracy of measurements;

The relative positional accuracy of the lines and corners of this survey due to measurements is within the specifications for urban/suburban/rural survey (select the appropriate one), which is a maximum of 0.xx feet for this survey.

This survey does not constitute a title search by Surveyor. All information regarding record easements, and other documents that might affect the quality of title to the tract shown hereon was gained from title

commitment No. xxx, prepared by xxxxx, dated xxxxxxxx. The following comments correspond to the items numbered in Schedule X, Section X (Special Exceptions) of the above referenced commitment.

List out each of the items contained in the title commitment and use these notes as needed: Revise notes as needed if they apply to a certain parcel or tract instead of the entire property. Include this note: "The phrase stating that a document affects or does not affect the property shall not be interpreted to be a legal opinion."

This/these item(s) affect(s) the subject property but is/are blanket in nature over the entirety of the property and therefore cannot be plotted.

This/these item(s) does/do not affect the subject property and therefore is/are not plotted hereon.

This/these item(s) does/do affect the subject property but the description(s) is/are ambiguous and the exact location cannot be ascertained; therefore, it/they is/are not plotted hereon.

This/these item(s) is/are plotted hereon and does/do affect the subject property.

This/these item(s) affect(s) the subject property but is/are not (a) survey matters and therefore cannot be plotted.

FLOOD STATEMENT

By graphic plotting only, this property is located in Zone(s) [1]_____ of the Flood Insurance Rate Map, Community Panel No. [2]_____, which bears an effective date of [3]_____ and [4] is/is not/is partially in a Special Flood Hazard Area. According to a check of the online Community Status (<http://www.fema.gov/fema/csb.shtm>) on [5]_____ this community [6] does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from F.E.M.A.

NOTES

- 1) Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground containers or facilities that may affect the use or development of this tract.
- 2) No attempt was made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines to the property.
- 3) No excavations were made during the course of this survey to locate underground utilities and/or structures. Before design or construction is begun, locations should be obtained from the appropriate agencies.
- 4) The locations of underground and above ground utilities are based on above ground structures, marking paint provided by various companies contacted by Indiana Underground Plant Protection Services (Holey Moley) under Dig Ticket No. XXXXXXXXXXXX.

The locations of underground storm and sanitary sewers are based on available pipe size and pipe material information between successive structures, where available. When not available the locations of underground storm and sanitary sewers was taken from information contained in available record drawings or from available GIS websites.

Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may exist. No excavations were made during the course of this survey to locate underground utilities/structures. Before design or construction is begun, locations that are more

precise should be obtained from the appropriate agencies.

- 5) The vertical survey data represented on this plat is based on benchmark xxx described as being a xxxxxxxxxxxx with an elevation of xxxxxxxxx, a North American Vertical Datum 1988. Provide two benchmarks (minimum) on all project sites where topographic surveys are performed.

Local project benchmarks were determined by differential leveling methods and are depicted hereon. The vertical survey data represented on this plat was gathered by means of trigonometric leveling methods.

When needed subtract 0.xx feet from the elevations shown hereon to calculate the equivalent N.G.V.D. 1929 elevation.

- 6) The horizontal survey data shown hereon is based on control points established at the nearest found section corners as provided by the xxxxxxxx County Section Corner Perpetuation Program

Survey data shown hereon is a local ground coordinate system based on the Indiana State Plane Coordinate System, West Zone, North American Datum 1983 (NAD 83). The relationship between the local ground coordinates and the state plane grid coordinates is based on a combined scale factor of 0.9999355 about an origin point of Northing = 0.00 feet and Easting = 0.00 feet. The conversion from the local ground to the state plane grid is calculated by the following equation:

Northing (grid) = Northing (local) x combined scale factor

Easting (grid) = Easting (local) x combined scale factor

- 7) Setback lines indicated hereon are shown as per the Final Plat of xxxx, as defined by the Zoning Ordinance of xxxxxxxx County (effective Month Day, Year)
- 8) This is an ALTA/ACSM survey and is not intended to be used as the basis for engineering or architectural design on the site.
- 9) Every document of record reviewed and considered as a part of this survey is noted hereon. The plat and survey were prepared based upon research of the public records to determine the last deed of record for source of title for the subject and adjoining properties and is therefore subject to any statements of facts revealed by examination of prior deeds or other documents that may exist that would affect this parcel.
- 10) Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.

LAND SURVEYOR'S CERTIFICATE

To: Insert title company and other parties listed in title commitment

The undersigned, a Registered Land Surveyor of the State of Indiana does hereby certify that the attached plat and above legal description were prepared under his direct supervision, and was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

The undersigned certifies that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1-4, 6, 7(a), 8-11(b), 12-13, and 16-19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in his professional opinion, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

CERTIFIED BY: _____ DATE: _____
Surveyor's Name and License No.

FIELD WORK COMPLETION DATE:

PREPARED FOR:

TITLE HOLDER:

PARCEL ID NUMBER: