

**Continuing Legal Education
Survey Review Checklist
Thursday, April 26, 2007**

- _____ Property Name to include State Abbreviation, Property Name and Project Identification Number
- _____ Address of Property
- _____ Reference to Title Commitment
- _____ Certification
- _____ Record Legal Description – Proofread against Title Commitment
- _____ Surveyor’s Legal Description – Review and Follow from Point of Beginning
- _____ Access through each Entrance
 - (1) Streets marked Public
 - (2) Add Appurtenant Access Easement to Legal Description in Title Commitment, Survey and Surveyor’s legal
- _____ Names on Adjacent Parcels – Must be Listed – Check to see if may also be owned by Predecessor to Seller (i.e. related business)
- _____ Parking information is shown on Survey and Number of Parking Spaces shown on survey
- _____ Recorded Documents
 - (1) Located on Property
 - (2) Does not affect Property
 - (3) Blanket
- _____ Encroachments
- _____ Flood Zone – A or V
- _____ Setback lines – Possible Encroachment
- _____ Zoning – Use and Parking
- _____ Contiguity – Multiple Parcels or Appurtenant Easement – Add to Surveyor’s Legal
- _____ Appurtenant Easements – Add to Legal Description in Title Commitment, Survey and Surveyor’s Legal
- _____ Acreage
- _____ Square Footage of Buildings is shown on Survey
- _____ Vicinity Map is Included on Survey
- _____ Utilities are shown on Survey
- _____ Survey is Signed & Sealed
- _____ Revision Date(s) are Included on Survey