



**NORTH CAROLINA LAND TITLE ASSOCIATION
UNIFORM SURVEYOR'S REPORT FORM**

TO: _____ TITLE INSURER RELYING UPON THIS DOCUMENT.

THIS IS TO CERTIFY, that on _____, 20_____, I made an accurate survey of the premises standing in the name of _____ situated
At _____
City County State

Briefly described as: _____
And shown on the accompanying survey entitled: _____

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on _____, 20_____, and at the time of such latter inspection I found _____
to be in possession of said premises as _____
(tenant) or (owner)

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

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

Registered Land Surveyor

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

NOTE: Express disclaimers shown on the face of the plat of survey or surveyor's report which qualify or limit the responsibility of the surveyor or engineer and which relate to the standards and requirements for approved surveys will not be permitted.

STANDARD FOR RESIDENTIAL SURVEYS

A. Residential surveys shall comply with the standards of a Class A, Urban Land Survey, as defined by the standards of practice for land surveying in North Carolina.

B. All residential plats of survey shall contain the following information:

1. All of the information required by Section VI-F of the Standards of Practice, which reads as follows:

The Title Block of Title Space of each map shall contain the property designation, name of owner or prospective owner, location (including township, county, and state), the date or dates the survey was conducted, a scale of the drawing listed in words or figures, a bar-graph, when necessary, name, address, registration number, seal of the surveyor, and title source.

2. The North arrow, whether true north, grid north or magnetic north.

3. All corners shall be marked on the ground with a permanent marker, and each corner shall be adequately identified, marked and labeled on the survey.

4. A starting point tied by courses and distances to some pertinent and readily recognizable landmark or monument, such as the intersection of a street, rights-of-way, existing control monuments or culverts. On new surveys there shall be a tie by course and distance from a corner of the original or adjacent tract.

5. All boundary lines, showing courses and distance in degrees, minutes, (seconds, if available) and in feet and hundredths of a foot.

6. Adjoining property owners, or adjacent lot numbers in recorded subdivisions; street or highway names or numbers.

7. A statement of the area in square footage.

8. Where there are curves, the actual survey data from the point of curvature of the curve to the point of tangency shall be shown on the face of the map as standard curve data.

9. Suitable notations as to monuments and markers, whether set or found.

10. All encroachments, improvements or easements which protrude onto other property, and encroachments, improvements or easements intruding onto subject property from adjacent property, including encroachments onto public ways.

11. All physical improvements, including structures, outbuildings, driveways, fences, porches and decks, and their outbuildings, driveways, fences, porches and decks, and their exact location of their nearest point in reference to front lot lines, interior lot lines, rear lot lines and side street lines.

12. The dimensions of principal structures, including the dimensions of additional levels of such structures, and the area in exterior square footage.

13. Physical features in addition to structures and improvements, such as ditches, water courses, ridges, dunes.

14. All physical utilities, including service connectors.

15. Surface indications, if any, of underground easements and/or improvements, as well as the approximate location of any underground easements of which surveyor has knowledge.

16. All setbacks and easements as are shown on recorded plats of the property.

17. Access to public rights-of-way and widths or rights-of-way adjacent to the subject property.

18. Flood hazard certification, and any other pertinent information required for compliance with land use regulations generally applicable to the particular area.

19. Such certifications as may be required by general statutes and location and dimensions of condominium units, townhouse units, PUD units, and their related common area.