

ASPLS MORTGAGE LOCATION SURVEY STANDARDS

MINIMUM STANDARDS FOR MORTGAGE LOCATION SURVEYS IN THE STATE OF ALASKA

November 10, 2005

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I PREAMBLE

These standards are intended to be the minimum requirements for mortgage location surveys commonly known as an "As-Built Survey" in the State of Alaska.

A "mortgage location survey" shall be defined as an instrumentality, common to the mortgage lending industry, whereby, substantial proof is submitted to the mortgage lender and/or title insurer that the building(s) and/or other improvements are actually located on the land covered by the legal description in the mortgage and that said mortgage location survey is a professional service provided by professional surveyors solely for the intent of the use by the mortgagee and/or title insurer. The mortgage location survey is only a professional opinion that these parties may use as a guide to arrive at any decisions they may wish to make concerning said real property.

II RESEARCH AND INVESTIGATION

(A) The professional surveyor shall use the description furnished by the client to perform the mortgage location survey. If the professional surveyor determines the description to contain apparent incompleteness or insufficiencies, the professional surveyor shall so advise the client.

(B) After all necessary written documents, as furnished by the client, have been analyzed, the survey shall be based on a field investigation of the property. The professional surveyor shall make a thorough search for physical monuments and analyze evidence of occupation.

III MONUMENTATION

The professional surveyor need not set boundary monumentation under the provision herein unless the client requests boundary monumentation be set. If requested to set boundary monumentation, the professional surveyor shall conform to all provisions of the appropriate state or local platting authority's requirements and the ASPLS boundary survey standards of practice. Monumentation that was found or set should be shown on the drawing.

IV MEASUREMENT SPECIFICATIONS

All measurements shall be made in accordance with the following specifications:

(A) The professional surveyor shall keep his or her equipment in such repair and adjustment as to conform to the provisions of the ASPLS standards of practice and appropriate state or local platting authority's accuracy requirements.

(B) Every measurement of distance shall be made either directly or indirectly in such a manner that the linear error in the reported distance shall not exceed:

(1) Two-tenths of a foot for dimensioning of major improvements.

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(2) One-tenth of a foot for major improvement location ties to boundary lines.

When a case arises wherein a greater linear error will not create ambiguity of locations (i.e., tracts where the improvements are located substantial distance from boundaries), then the professional surveyor may use a greater linear error for ties to property lines, provided the tolerance is clearly indicated on the survey drawing (e.g., 500 feet +/- 5 feet).

V MORTGAGE LOCATION SURVEY DRAWING

The professional surveyor shall include the following information on the mortgage location survey drawing:

- (A) The property legal description, with parcel plat recording information if property has prior survey of record.
- (B) A north arrow.
- (C) All data necessary to indicate the mathematical dimensions and relationships of the boundary represented, with angles given directly or by bearings, and with the length and radius of each curve, together with elements necessary to mathematically define each curve.
- (D) The written and graphical scale of the drawing.
- (E) The date of survey.
- (F) The professional surveyor's name, address, registration number, signature, and seal in accordance with Alaska Administrative Code.
- (G) Major improvements (permanent structures) shall be shown with dimensions and description (e.g., residence, garages, or out-buildings with foundation).
- (H) Easement limits and building set-back lines if shown or noted on the recorded plat for the subject property.
- (I) Visible utility facilities requiring an easement and located outside known easements, crossing the subject property and serving others, such as, though not limited to: pole lines, manholes, inlets and pedestals.
- (J) Major improvement locations shall be shown with dimensions to the nearest property lines, with a minimum of two dimensions shown, and shall be sufficient to locate the structure (offsets shall be shown perpendicular to straight property lines and radially to curved property lines).
- (K) Minor improvements such as driveways, landscaping retaining walls, fences not near property lines, water wells, septic vents and the like can be shown graphically only.
- (L) Apparent improvements that cross, or are within 1 foot of property lines should be clearly shown.
- (M) Labels for adjoining waterbody names, right-of-way names, and property descriptions shall be shown.
- (N) Number each page showing individual page numbers along with number of pages.
- (O) Symbols or abbreviations used shall be identified on the face of the drawing or map by use of a legend or other means. If necessary for clarity, supplementary or exaggerated diagrams shall be presented accurately on the drawing or map. The drawing shall be a minimum size of 8 1/2 by 11 inches.
- (P) A statement shall appear on the mortgage location survey drawing indicating that it represents a mortgage location survey prepared in accordance with the ASPLS mortgage location survey standards. If the survey does not meet these standards in whole or part, a disclosure should also be made to that effect.

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(Q) A statement certifying that the Mortgage Location Survey is a representation of the conditions that were found at the time of the location survey was performed and that the document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. It shall state that the information contained on the drawing shall not be used to establish any fence, structure, or other improvements.

(R) Additionally, it is recommended that the following statement be added to protect copyright rights of the authoring surveyor and to limit liability:

This mortgage location survey was prepared for NNNNNNN, and it should only be used for a single property transaction. Re-use of this drawing by the original client or by others, for additional uses at a later date without express consent of SURVEYOR is a violation of Federal Copyright law. Unless gross negligence is discovered, the liability extent of the preparer shall be limited to the amount of fees collected for services in preparation of this product.