



EXCERPTS FROM LRG SECTION 3: THE FORMS CATEGORIZED & PRIORITIZED INFO, RESEARCH QUESTIONS, & TUTORIAL COMMENTARY

This is to be used in conjunction with the “GLOSSARY & TUTORIAL” and with “IMPORTANCE OF ORGANIZATION...USING ORGANIZANIZING TOOLS.”

Please read & fill in the the applicable items on various lists & forms as they are provided, the best you can, updating and transmitting them quickly to appropriate persons to move your MotherLand project along. Browse thru each form to get a feel of what they are about. Then select and print them as the various aspects begin to open for your project phases, or print everything at once. We recommend 1-sided printing for ORGANIZATIONAL purposes.

USE THE BACK OF SHEETS FOR ADDED NOTES

for reseaching in person & online links, including Section 1 BASICS & Section 2 APPENDIX .

You'll find the items within characterized by the following representations in font and size:

Category Headings

Priority Level 1 : Arial Narrow – Bolded - 12

Priority Level 2: Arial Narrow - 12

Priority Level 3: Footlight MT Light – Italicized & Bolded - 12

Priority Level 4: Footlight MT Light – Italicized – 12

* An ASTERIK (Example: *Prioritized Element)~ in front of a “Prioritized Element” means that the “Prioritized Element” is a highly important and sensitive area to be addressed. PAY ATTENTION as this is an area that could very adversely effect your health.

The Priorities expressed herein are those that decades of experience have taught me. The Priorities are those of a general nature... This means that if you have agriculture crop in your Land plan then “Seasonal Temperatures”, etc. may move from a priority 2 to a priority 1 for your use. A suggestion is to associate a ‘highlighting see thru color’ with these changes in priorities for YOUR needs, or highlight the whole form colorfully attuned in some sytematic or group way that works for You and the project.

Within the forms, we have left some room for your notes. You can always use the margins and backside of a sheet for such when more note space is needed.

See the” GLOSSARY & TUTORIAL” definitions/explanations on specific terms as they chronologically appear in the Guide. If a word is designated with ^ symbol, it is used in the current professional and governmental communities dealing with area of “regulation” or information. “The GLOSSARY & TUTORIAL” appears within “Section 3: Forms” for your ease of copying and referencing.

PROPERTY ADDRESS/county/city/state/zip: _____

PROPERTY IDENTIFICATION number: _____

Title Holder name & contact info (see 1Aa below): _____

To assist better thru the process, please hand check or circle items observed/researched, sometimes using more than one, for the info obtained:

S	E	D	O	C	W	R	P	N	M			
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S =Spoken

E =Email

D =Documented in writing

O =Original

C =Copy/fax

W =Websites with links to sites

R =Read but no copy for files

P =Personal knowledge

N =Note, handwritten or otherwise, making Notes on R (read) & P (Personal knowledge) items as best as possible

M =Miscellaneous that do not apply elsewhere

Where Blank, add your own.

YOU ARE ENTERING A LONG TERM PROCESS, PERHAPS 1-5+ YEARS FOR COMPLETION.

The sourcing of the information can be/is important too. Noting of names, titles, positions and contact info of sources of the info is beneficial for facilitating all to move quicker and flow with ease and grace, in potential future follow-up/use, and tracking authority sources.

“When You have a question or issue, talk to someone WHO CAN DO SOMETHING about it” ; NOT a person at a counter who is facilitating collection, or processing, although they have their place of benefit too, but not the authority for decisions or many types of information.

Various project aspects, documentation, and sourcing are great time savers, rather than re-tracking or re-searching in later moments. Just a couple words or so are needed for source notes ...as examples ~ *Title sourcing and/or Encumbrances sourcing*: use titles of documents and words that are short and descriptive ... like: title work, legal work, tax records, contracts or other recorded instruments, government officials by name, title and department.zoning, planning, building etc. Also a note of any type of reference or filing number could prove helpful in tracking/referencing necessary documents... like on the filing of a deed, or a title policy, or survey and well numbers, etc.

****As You move thru the various categories, some items may not be readily available and take lead time to obtain...archived records, title work details, “as built” drawings, etc. ORDER THEM NOW or very quickly. Things You obtain off such documents WILL SAVE much footwork, brainwork, misconception, and spent energy later. You will be able to come to better and quicker decisions.****

EXCERPT FROM PART 1A. ~ TITLE & LEGAL DESCRIPTION

NOTE: You probably will have to make some phone calls or knock on doors to find some of these answers from folks who live and work in the area, especially folks with history in the area. Many an “old-timer” can fill You with info You may find no where else.

1A ^Title & ^legal description:

So in this section #1A & 1B: “Title and legal description”, we are learning the 2 key items of your creative project coming together: knowing your prospective Seller ...knowing your prospective Property.

Call it “investigative prospecting”! Sifting in the river to see what floats along and/or hammering at the rock to open to the crystal inside. As you get move stronger in your interest, You may choose to have the Seller to provide a Preliminary Title report showing that s/he is in title to the property and the encumbrances to it. This is often mistakenly called an O & E, “Ownership” and Encumbrances. The term “Ownership” is a mis-nomer as is brought forth in another area of this “Land Resource Guide”.

Customarily, in some areas, the Seller pays for the Title work up to closing, then the Buyer picks up the costs to move it into her/his name and any additional costs to provide security for the lender’s interest. Careful of letting a “professional” convince You that something needs to be done in the way of their custom or tradition. As in any private contract, it is all open for the Buyer and Seller to agree.

1Aa.

S	E	D	O	C	W	R	P	N	M			
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 ^Current Owner of Record?

Private? Y / N Corporate? Y / N Governmental? Y / N (which agency/dept.)?

Exact NAME of entity?:

How ^vested?

When purchased?

Copy of documents?

From here in subsection, 1Aa, thru end of subsection 1Ae. the items need to be checked in 2 ways:

1. **What serves, is of benefit, to your Land?**
Example: an easement to get to your Land.
2. **What affects your Land by having such an encumbrance upon it?**
Example: easement over your Land for someone else's use to get to their Land.

It would be good to keep the concept of "who benefits & how" in all your research work!
See if any message come thru in patterns that may appear.

USE THE BACK OF THE SHEETS TO ADD MORE NOTES AS YOU JOURNEY ALONG

1Ab.

S	E	D	O	C	W	R	P	N	M			
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 ^Encumbrances? This is anything that keeps the title from being totally pure. Encumbrances are such as these areas/items asked below

S	E	D	O	C	W	R	P	N	M			
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 ^Reservations and ^Restrictions?

S	E	D	O	C	W	R	P	N	M			
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 Liens by whom & Amounts?

Mortgages with who and Original amount?

1.

S	E	D	O	C	W	R	P	N	M			
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2.

S	E	D	O	C	W	R	P	N	M			
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Documentation on current Balances on Mortgage, and as of what date?

1.

S	E	D	O	C	W	R	P	N	M			
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2.

S	E	D	O	C	W	R	P	N	M			
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EXCERPT FROM PART 2A. ~ OFF-SITE SURROUNDINGS

S	E	D	O	C	W	R	P	N	M			
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Location Maps? Got Copy? Y / N ?

Name of map showing the lands relationship to the nearest towns, villages, etc.?

2A2b.

S	E	D	O	C	W	R	P	N	M			
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Topo Maps? "Topo" is short for topography.

This shows You the up and down movement (Elevations) of the land around You. This has several uses. A primary use is to see if there will be water flow dumping at your door, or assisting it to move away, etc. This also serves as a good indication or the flow thru your land. The USGS Topo map will show this in general, but the county may have a more detailed map in the Surveyor's Office. You may also find an older map on record for your specific parcel, or perhaps get info from a map of a neighboring parcel, if it extends far enough. Got Copy Y / N?

S	E	D	O	C	W	R	P	N	M			
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U.S. Geological Topo Survey Map (USGS) of your area? Map #(s)? Got Copy(ies) Y / N? Note Special Features: marshes, peaks, hills, towers, etc.? Ask where You can buy them for the area: sport shop, book store, Forest Service? BLM?

2A2c. Elevations? In general? At highs & lows? At key points? At property lines? At fence lines? At mountain peaks and down the mountain? At river/lakes/ponds/wells/draws, etc? At roads, trails, towers {base & top}, pastures, pipelines, bridges, buildings, etc. These each will contribute vital info for your drainage plan.

S	E	D	O	C	W	R	P	N	M			
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Plat Map(s) of adjacent and nearby properties?

These show the configured layout and property lines and distances, and sometimes the angle of "corners", and sometimes easements of the land around the subject property. Copies? Y / N

2A2d.

S	E	D	O	C	W	R	P	N	M			
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Boundary Surveys? Other?

This may provide useful info like verifying a mutual or adjacent easement or a common property line and is a Priority 2 for the surrounding area for some of the neighboring parcels. A Boundary Survey with designated Elevations is a Priority 1 for the subject site {See 1 Ag, for title work "Boundary Survey", page 14, if any and check for accuracy. On-Site Boundary Survey info at 3A2d, page 44. You are at 2A2d for Off-Site Boundary Surveys, for stuff like easments, rights of way, etc.}

EXCERPT FROM PART 3A. ~ SITE SPECIFIC**3A. Site Specific**

So in this section #3 we are learning another key item of your project coming together:

KNOWing your prospective Dream Land Property in DETAIL.

You can call it...*“even more investigative prospecting”* at wider and perhaps deeper levels.

3A1. Distances and travel time to:

Highways?

Public Transit?

Private Transit?

Major Airports?

Minor Airports?

Private Landing Strips?

Rail Transport

Boat/Ship Transport?

Your Observations, Concerns, Recommendations, Foresight & Insight?

3A2. Terrain:

Changes in site design can result in substantial savings in stress on Mother Earth and/or money, time and/or effort.

1. Lowering of grades can eliminate or greatly reduce addition of fill for other areas/operations.
2. Raising of grades can eliminate or reduce the removal of fill for other areas/operations.
3. Raising of grades can reduce costs of underground larger rocks/ boulders/ chipping/ cracking/ removal.
4. Written permission from adjacent property owners to allow fill to spread out, in a fashion that works for Mother Earth, on your Land and/or onto their Land can sometimes eliminate expensive retaining walls. .

Visit the county Surveyor's Office for many of these answers. Other answers You may have to obtain from the person in title, or living on the land, or approximated from your observations, You may / probably will find some of this info on the maps search in section 2A above. Or **perhaps, 2A will give You a general map which will guide to a more detailed version for your on-site investigation?**

ANOTHER EXCERPT FROM PART 3A ~ SITE SPECIFIC

S	E	D	O	C	W	R	P	N	M			
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3A2h. Drainage Plans? This info is important in getting the concept of the current flows of water (natural or man-made off neighboring sites) If a site allows less than, at least, one foot of fall for every 100 feet of run (length), water will not drain properly. Water stands on the surface material and can saturate the materials below, over softening often destroys the integrity of the soils composition and structure of the eco-system. These areas should not be used for functions of heavy or constant weight loads such as vehicle, animal or pedestrian ways, or erection of weighted structures or storage. {See pg 37: 2A2h Off-Site "Drainage Plan" to integrate with On-Site "Drainage Plan" data.}

Drainage Plans? Y / N Systems? Y / N Spillways? Y / N Draws? Y / N

Springs? Seasonal? Approximate which months? Flow rates?...if to be used for water source for some reason

Creeks? Seasonal? Approximate which months? Flow rates?...if to be used for water source for some reason

Ponds? Seasonal? Approximate which months? Flow rates?...if to be used for water source for some reason

S	E	D	O	C	W	R	P	N	M			
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Wells? Seasonal? Approximate which months? Flow rates?...if to be used for water source for some reason

Cased w/ size pipe? Depths? Subsurface Rock types/elevations?

Contamination? Y / N with source of info. Tested? For what? By who?

S	E	D	O	C	W	R	P	N	M			
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Aquifers? Y / N Depths? Contamination? Y / N with source of info.

**Percent slope on hillside across property? Steepest? Flatist?
1 foot change in 10 feet = 10% slope; up (+) or down (-) ?**

AND YET ANOTHER EXCERPT FROM PART 3A ~ SITE SPECIFIC

3A3. Zoning:

S	E	D	O	C	W	R	P	N	M			
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Current? In Compliance? Y / N ?

Potential Changes in zoning in future?

Of Benefit or detriment to You Dream Land? Y / N If so what and why?

S	E	D	O	C	W	R	P	N	M			
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Get Copy of Land uses in zoning code ...or list here:

Regulations? Restrictions? Building Codes? Y / N Which codes followed? BOCA, etc?

S	E	D	O	C	W	R	P	N	M			
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Special Districts? Y / N Name? Contact? Governmental and Public/Private company tap fees?

Unit Density allowed?

Unit Density current ?

Your Observations, Concerns, Recommendations, Foresight & Insight?

{THESE QUESTIONS CONTINUE IN LAND RESOURCE GUIDE. If your Land was such that every question herein applied to it that would be 1,300+ questions.
 >>>HOW MANY UNANSWERED QUESTIONS WILL YOU ALLOW TO SLIP BY IN YOUR LAND AND LEGAL INTERESTS!!!<<<}

EXCERPT FROM LRG GLOSSARY & TUTORIAL



GLOSSARY AND TUTORIAL
LISTED IN SEQUENCE OF 65 PAGES OF
QUESTIONS YOU NEED TO KNOW THE ANSWERS TO.

"The current massive degradation of habitat and extinction of species is taking place on a catastrophically short timescale, and their effects will fundamentally reset the future evolution of the planet's biota."

~ National Academy of Sciences

DISCLAIMER: Nothing in this Land Resource Guide is to be considered legal advice.

NOTE: When Black's Law Dictionary [BLD] is cited herein, it comes from the "Fourth Edition with Guide to Pronunciation, copyright 1957". The Fourth Edition was copyrighted in 1951. As of this writing there is a Sixth Edition that has been copyrighted. It is important to REMEMBER to preferably use the definition that was in use at the time of the writing of the document, or previous at times, as to convey the original meaning or intent of the word. Also, REMEMBER that these definitions/meanings come from OPINIONS of judges and agreements of politicians and administrators via acts of government. Definitions are sometimes changed or altered due to political or social mindsets, and can be, but not necessarily, for betterment. One portion of the meaning may often be conveyed as it applies to the subject matter at hand within this Land Resource Guide. This is done for brevity because a definition in BLD can go on for several paragraphs including the citing of court cases, the Constitution, etc. Herein, court cases, etc., we will not generally cite. You can look these up yourself, as your needs be. The number following BLD references the page number therein. "Very briefly" means Keeping it simple and succinct. There are other definitions or extensions thereof, but only a basic definition is given from a possible multitude of definitions.

{THIS CHAPTER CONTINUES IN LAND RESOURCE GUIDE
FOLLOWING THE QUESTIONS}

EXCERPT FROM GLOSSARY & TUTORIAL in sequence of appearance.

“Value” as used in tax statutes {NOT LAW} are valuations of officials whose duty it is to make them.

{NOTE WELL:

**KNOW THAT LAWS ARE INSTITUTED TO PROTECT RIGHTS;
STATUTES TAKE AWAY RIGHTS.}**

In action to recover chattel, “value” means value at the time of trial, not at the time of seizure thereof.

“Value” as used in *eminent domain* proceeding means “market value”, (which title see *infra*). {“*infra*” referring to the meaning of the referenced word/phrase within BLD. Example: See “market value”}

Under the uniform Sales Act, “value” is any consideration sufficient to support a simple contract.

For purposes of corporate reorganization, “value is a reasonable capitalization of future earnings as reasonably foreseeable at date of reorganization.

[BLD 1722] **TRUE VALUE.** At which property must be assessed is price which would be paid therefore on assessing date to willing seller, not compelled to sell, by willing purchaser not compelled to purchase.

{It is NOT generally noted anywhere that a Buyer bought at the value they did because they needed to be into something NOW, perhaps do to a closing on the property they just sold. Similary, it is usually not known, but sometimes is.. as in a divorce or death, that a Seller sells at a given value because they are pressured some way. So TRUE VALUE may only be precieved True Value and really not True Value.}

[BLD 1722] **VALUE RECEIVED.** A phrase usually employed in a bill of exchange or promissory note, to denote that a *lawful consideration* has been given for it.

[BLD 616] **EMINENT DOMAIN.** {Very briefly.} The power to take private property for public use.

[BLD 1383] **REAL PROPERTY.** {Very briefly.} Land, and generally whatever is erected or growing upon or affixed to land.

[BLD 1538] **PRIVATE.** Affecting or belonging to private individuals, as distinct from the public generally. Not official; not clothed with office.

{THIS CHAPTER CONTINUES IN LAND RESOURCE GUIDE.

For ease of use and reading. Glossary words appear in sequence as they appear in the Questions and TutoriaL Commentary.}