

We employ a staff of highly trained technicians to examine, report, guarantee and insure the condition of title for all types of subdivision developments. Our job is working closely with you, your project engineer and attorney to anticipate and resolve the many title related issues that arise throughout the course of a project.



Mapping Phase

MAPPING SERVICES

- Tentative map review with your project engineer.
- Provide project engineer with vesting deed(s), recorded maps, recorded easements and other Recorded documents necessary to prepare and process the project map(s) and plans.
- Preliminary Reports/Title Commitments (for subdivision mapping purpose) are provided to you, your project engineer, the city and/or county as well as any other interested parties. These reports and the subsequent Subdivision Guarantee are provided to the city and/or county for recordation of your map. They include the current owners and the nature of all recorded title interests that appear on the title sheets of the map in accordance with the requirements of the Subdivision Map Act and local ordinances.
- If the development is a condominium, we obtain the condominium plan from your engineer and review it for accuracy and consistency with the proposed declaration of Covenants, Conditions and Restrictions (CCRs) as prepared by your project attorney.
- If Bureau of Real Estate (BRE) processing is required, this can be accomplished through our in-house BRE coordinators working closely with your attorney and project consultants. Your Fidelity National Title Officer will coordinate the review of documents to be recorded for the development (i.e. the CCR's, condominium plan and sample sale-out grant deed). Your Title Officer will also provide the required reports for BRE processing purposes.
- Your Fidelity National Title Officer reviews and records the approved project documents.
- Our sales team works closely with our title staff and your project engineer, attorney and other team members to address and clarify all mapping and title insurance issues during this phase.