Innovations to GO BEYOND

TITLE DATA and AUTOMATION

# FARMING USING THE INTERATIVE MAP AND MAP FUNCTIONALITY

Rev. 201904

TitleFlex™
by DataTrace®

## Overview

The map contains a wealth of features to locate and build farms, gather information about a property, or the area around the property. Mapping features include the ability to identify the individual units on parcels containing up to 500 units (multi-unit parcels). Using the map, a user can quickly generate mailing lists or sets of packages for customers.

Additional features have been leveraged from Google Maps, such as street view and oblique view.
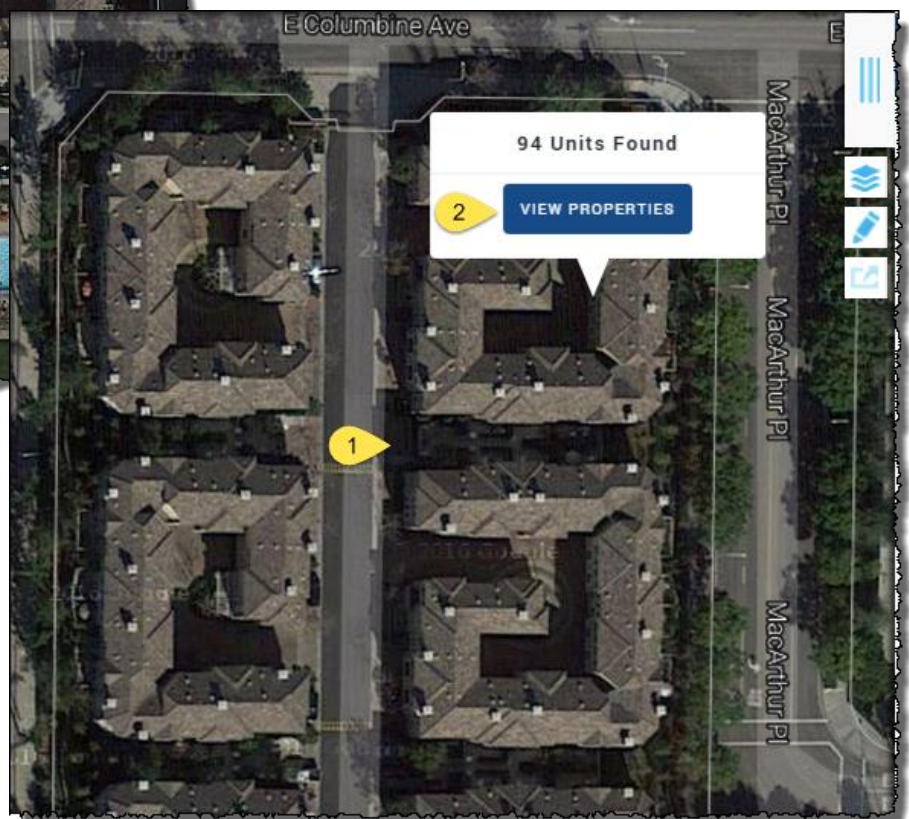
# Working with Multi-Unit Parcels
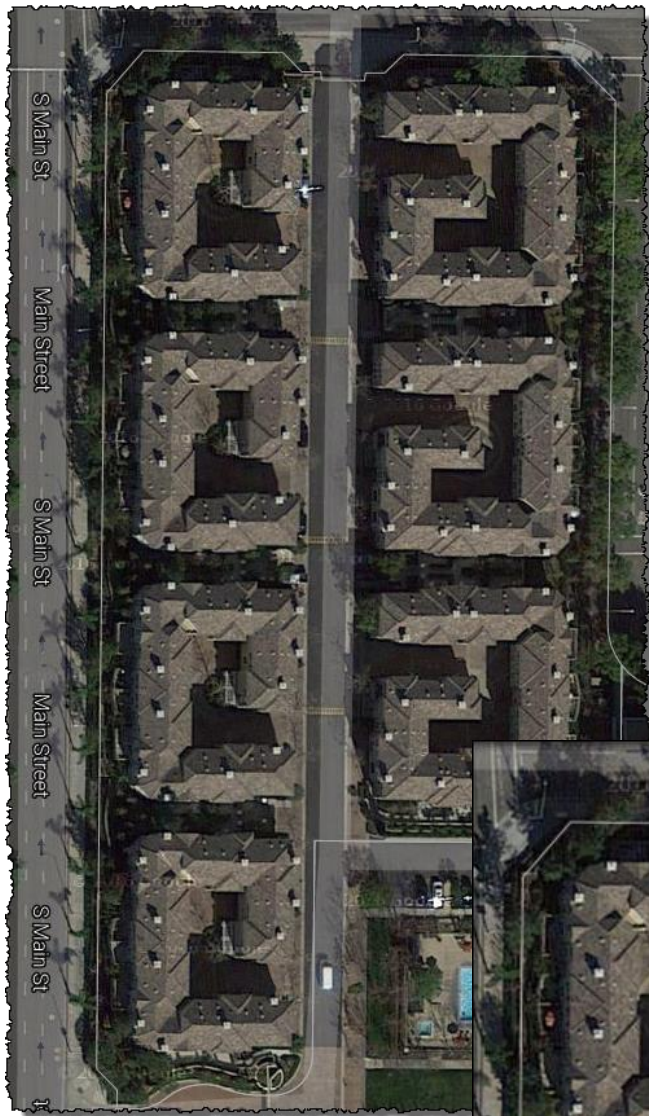


Multi-unit parcels, such as the one shown here can prove to be a challenge when trying to identify the individual units and their owners.

To view the individual units in this parcel, simply click anywhere on that parcel.

A popup will appear indicating the number of units found along with a View Properties button.

Clicking on the View Properties button will provide a dialog box to select one or more (or all) of the properties associated to this parcel (1, 2). Simply click in the box next to the property or properties you want to view and click Update Search Results (4).

If you want to select all the properties, select the checkbox at the top left-hand corner (1) of the dialog box and click Update Search Results (4). Note that the units are sorted in APN order.

The scroll bar (3) on the right hand side will allow you to scroll through the list.

| 94 PROPERTIES FOUND | | | |
|---|---|---|---|
| ADDRESS 1 | OWNER | APN | |
| 31 E MACARTHUR CRES | BRE-FMCA LLC | 411-072-09 | |
| 3415 S MAIN ST | | 939-640-04 | 3 |
| 3415 S MAIN ST | VOLPE | 939-640-05 | |
| 3415 S MAIN ST | SUN | 939-640-06 | |
| ✓ 3415 S MAIN ST  2 | KIMURA | 939-640-07 | |
| 3415 S MAIN ST | BINNINGER | 939-640-08 | |
| 3415 S MAIN ST | KARCHER | 939-640-09 | |
| ✓ 3415 S MAIN ST | PUSKAS | 939-640-10 | |
| 3415 S MAIN ST | OTA | 939-640-11 | |
| 3415 S MAIN ST | HARMAT | 939-640-12 | |
| ✓ 3415 S MAIN ST | AITKEN | 939-640-13 | |
| 3415 S MAIN ST | GARCIA | 939-640-14 | |
| 3415 S MAIN ST | RICHHOLT | 939-640-15 | |
| 3409 S MAIN ST | MUOI | 939-640-16 | |
| 3409 S MAIN ST | RAKULJIC | 939-640-17 | |

4 **Update Search Results**

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**3** results found (3 selected)                        ⚿ Multi   ✉ Labels   📄 Export   ⧉ Batch   ‹ Actions

⚙ Edit Advanced Search Criteria   💾 Save Search

| | ADDRESS ⇕ | OWNER | APN |
|---|---|---|---|
| ☑ | 3415 S Main St ▮ Santa Ana, CA 92707 | Kimura ▮ | 939-640-07 |
| ☑ | 3415 S Main St ▮ Santa Ana, CA 92707 | Aitken ▮ | 939-640-13 |
| ☑ | 3415 S Main St ▮ Santa Ana, CA 92707 | Puskas, ▮ | 939-640-10 |

You can add additional filters to your search by clicking Edit Advanced Search Criteria.

⚿ Multi   ✉ Labels   📄 Export   ⧉ Batch   ‹ Actions

Mailing labels or reports may be ordered, or packages created for your clients. See the how-to guides on using the filters, creating mailing labels or packages for additional information.

# Overview of Additional Map Features

The map incorporates many of the features of Google Maps, including: The ability to switch between the 2D (overhead) view and a 3D (oblique) view, open a second window to Google Earth View, and Street View.



1. Zoom in and zoom out of the map.

2. Map layers, such as pins identifying defaulted properties, school boundaries, etc. can be added using this tool.

3. Drawing tools allow you to draw the farm.

4. Location Search: Enter a street intersection, zip, city or state.

5. 3D provide an oblique view of the map. The button will toggle to 2D to return to the overhead view.

6. Opens Google Earth view.

7. Street view. Drag and drop the person on to the map to view the parcels from the street.

8. Map output options.



Road and Satellite view buttons to switch between either view.

# Map Layers

Additional information overlays can be placed on the map using the layers feature.

Parcel: Places parcel boundaries on the map.



Owner Name, APN, Building Sq.Ft, Street Number and Estimated Value may also be toggled on, one-at-a-time, over each property.
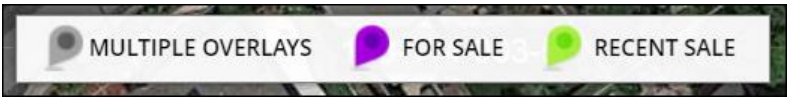
APN Example:





For Sale, Recent Sale, and the Foreclosure options place pins on the may identify properties that meet that criteria.



A map key will appear as multiple pins are enabled.

## Using the Drawing Tools

The map has four drawing tools that can be used to select properties directly from the map. Properties within the drawn shape will be included in your farm.

**Freehand**: Much like using a pencil on the map, you can describe the area for your farm by literally drawing around the area.

**Coordinates**: Requires latitude and longitude coordinates.

**Polygon**: Allows you to draw an area with three or more sides.

**Radius**: An exact circle around a starting point. This can be done using the mouse or a specific distance from a starting point (e.g. 0.65 miles).
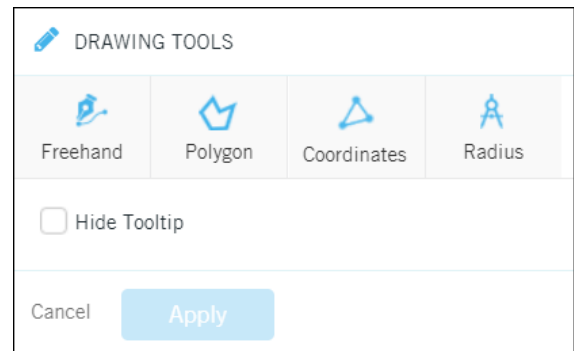


**BEFORE YOU BEGIN**: You may wish to click the More Map button to slide the multifunction panel out of the way. Additionally, once you have the panel closed, center and zoom, if necessary, the map over the area you are working in.
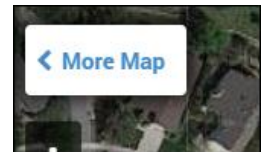


Drawing farms on the map follows three basic steps:

1. Next, click on any one of the tools to start.

2. When you have your area described, click APPLY.

3. Click Cancel to redraw your area.

**TIP**: The boundary you describe does not have to completely enclose a parcel for the parcel to be included in your list. As long as the boundary you draw **touches** a parcel, that parcel will be included in the

We'll start with the Freehand tool.

# Freehand

To use the Freehand tool, click the Freehand button, and then click and hold the left mouse button down and draw the area for the farm. Release the mouse button when you are done.
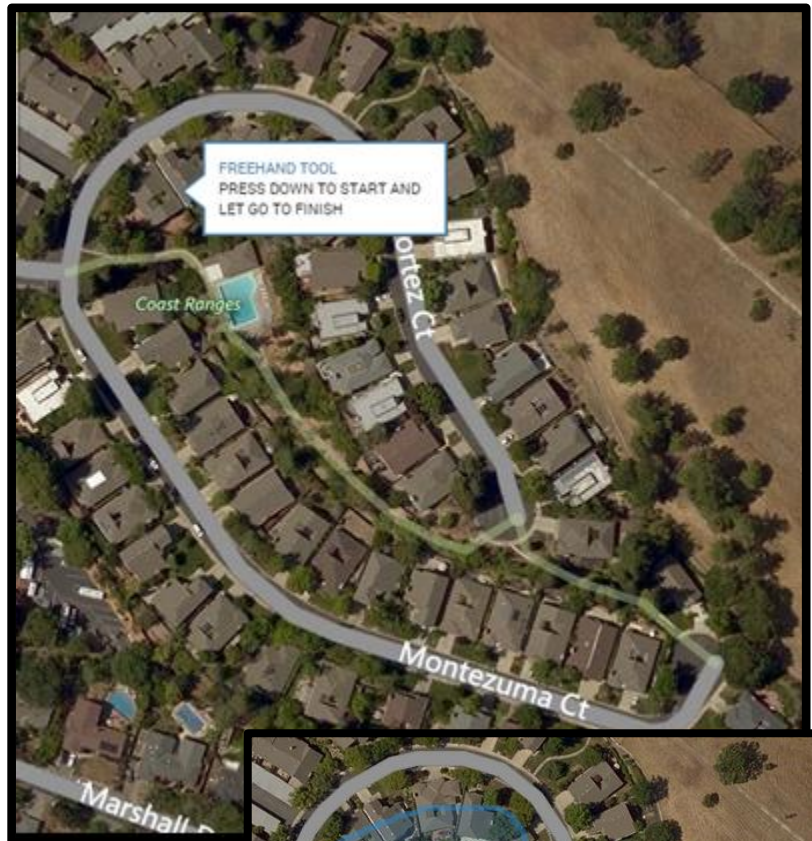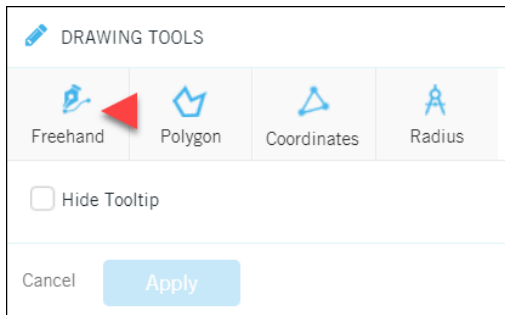




The Freehand tool will allow you to describe very specific areas, as shown to the right.

Click the Apply button if you are done or select another drawing tool to continue drawing additional areas into the farm.



**TIP**: You do not have to connect the starting point with the ending point. Just get close and release the mouse button and TitleFlex will join the two points, enclosing the area for you.

## Polygon

To start your drawing, move the pointer to the area to be described, and click to start.

At each point where you need to change directions, click again.

This will create a corner and allow you to start drawing another side to your polygon.

When you've bounded the area, double-click to close the polygon.
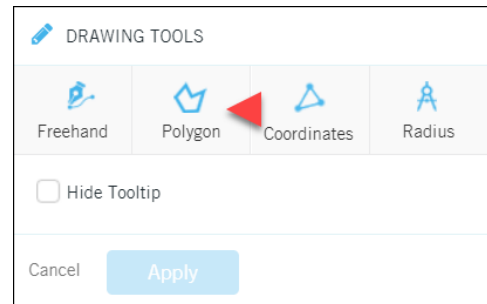


Figure One:
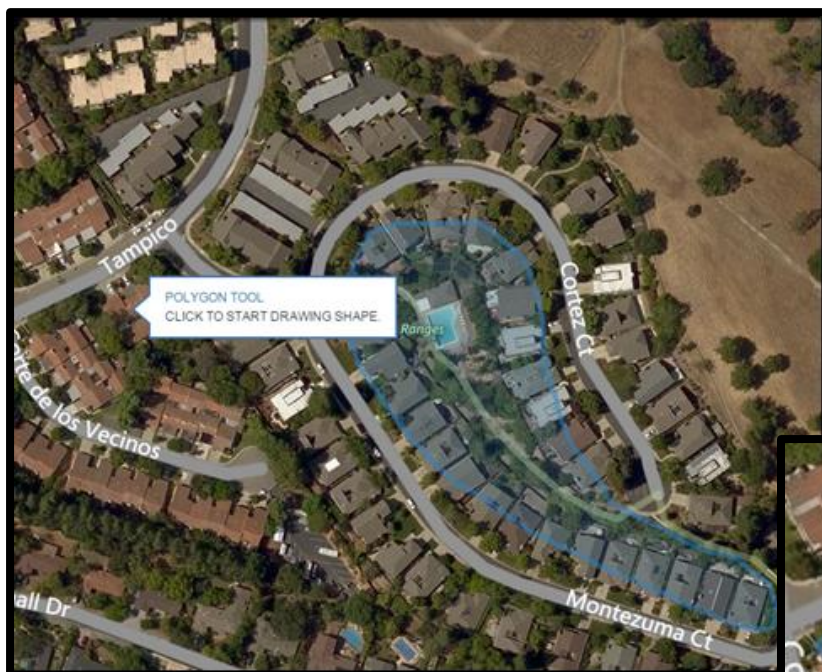


Figure Two:

Figure Three:

Double click to close the shape.



Figure Four of the completed polygon (and freehand shape).

# Coordinates

Add one or more latitude and longitude coordinates to form a polygon. The coordinates must be in decimal nation.



Use the scroll bar on the right hand side of the drawing tools window to add more coordinates.
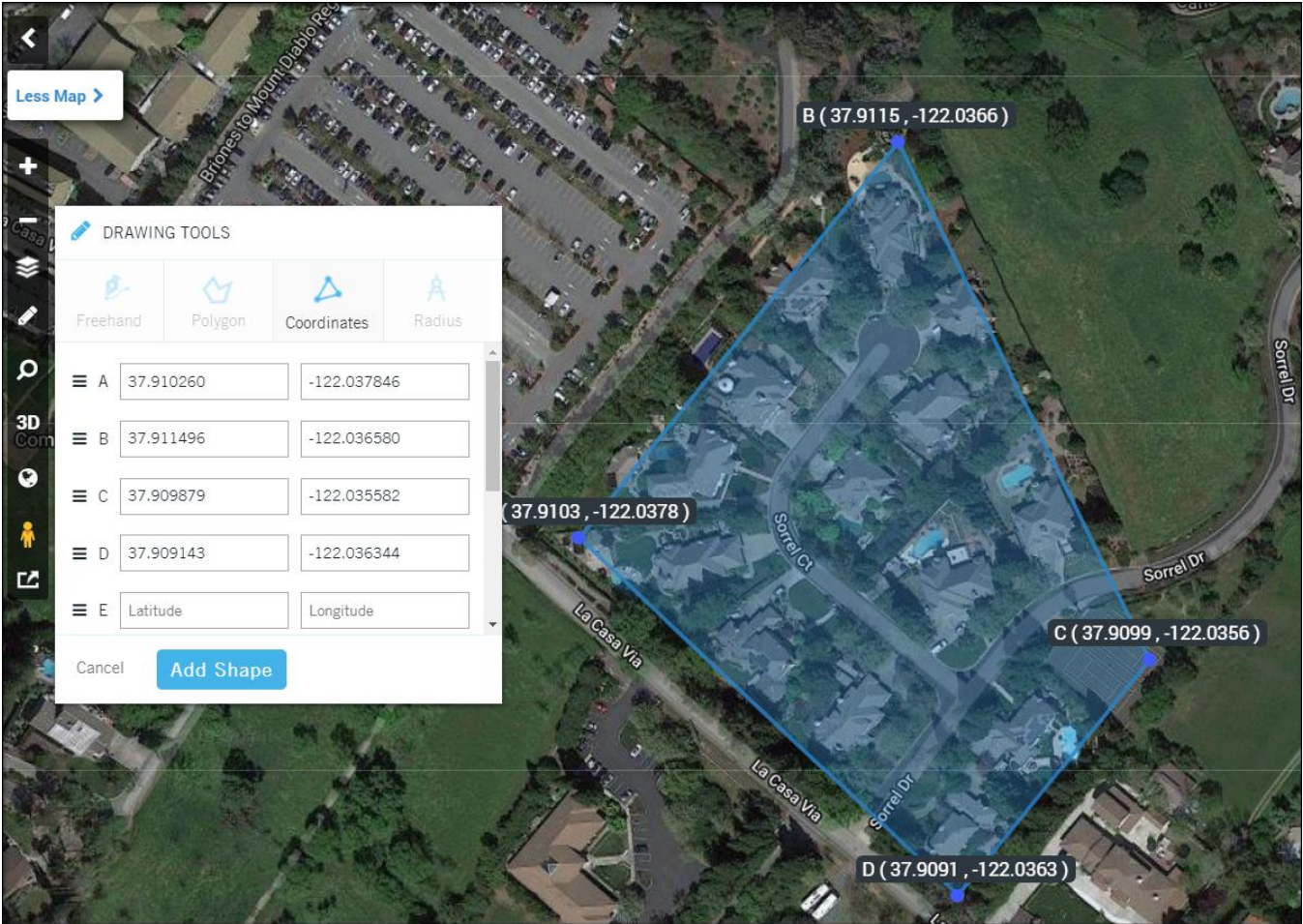


You can also change the order by clicking and dragging the handle to the left of each set of coordinates.
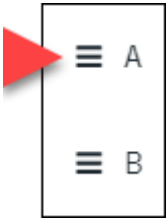
# Radius

After clicking on the Radius button, you can draw a radius one of two ways:

1.) Mouse: Using the mouse, click and drag out to the desired radius. Release the mouse button when you have the desired distance.
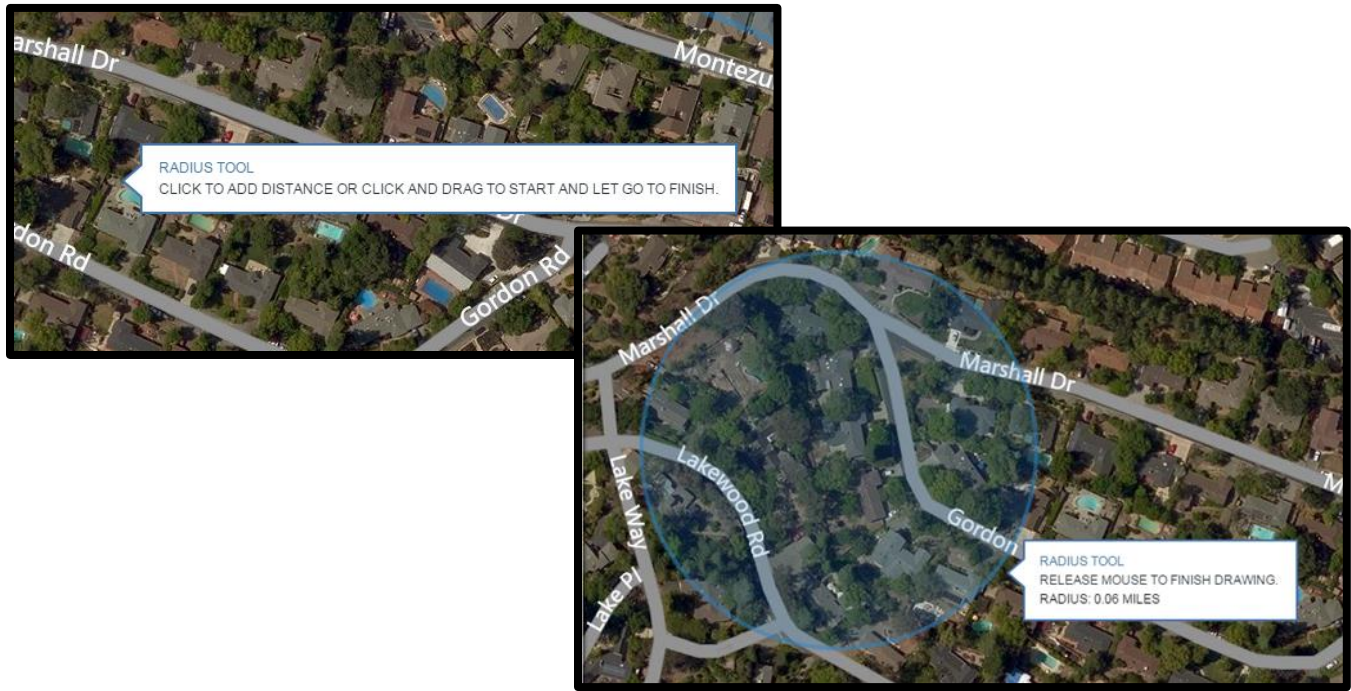


2.) Click and Enter: Click on the center point. This will open a dialog box for you to enter the desired radius in miles or feet. Decimals can be used out to two places (e.g. 0.67) for miles.
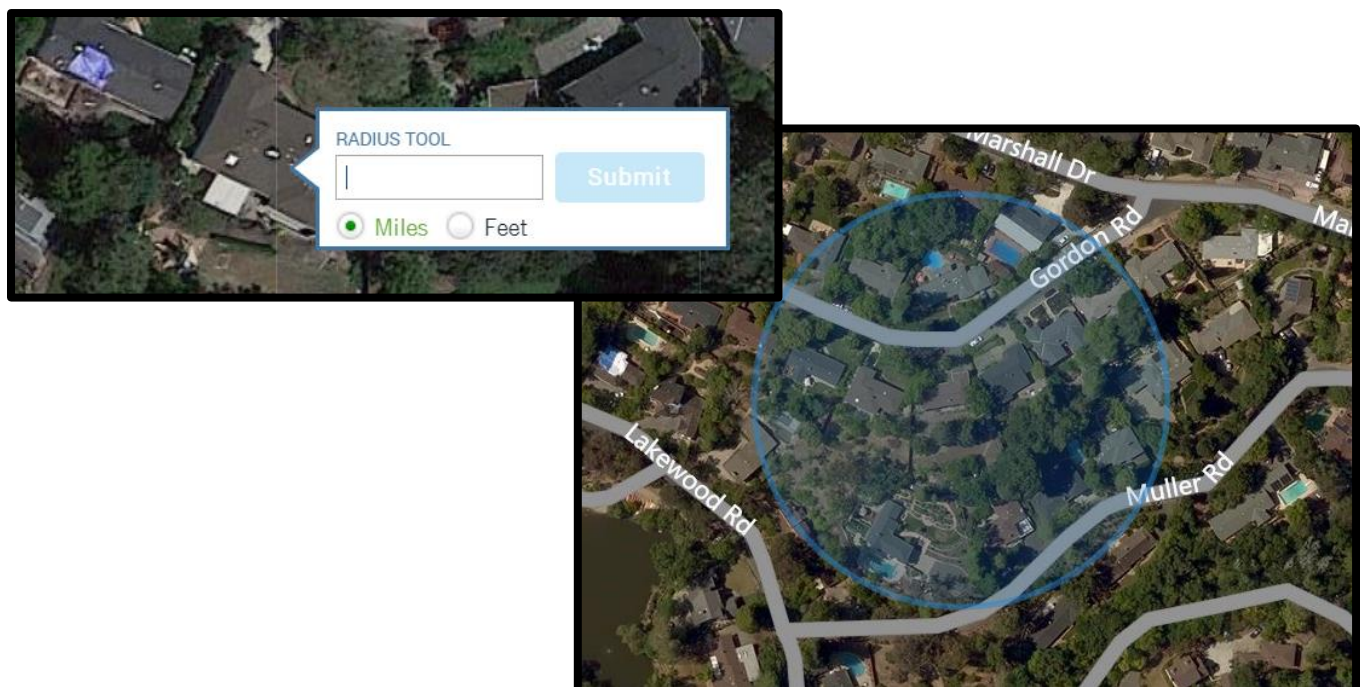
# Creating More Than one Geographic Area

As you may have noticed, if you do not click Apply until you have all the areas drawn, you can continue to draw different areas.

When you have the number of areas required, click the APPLY button to transfer them to your list.
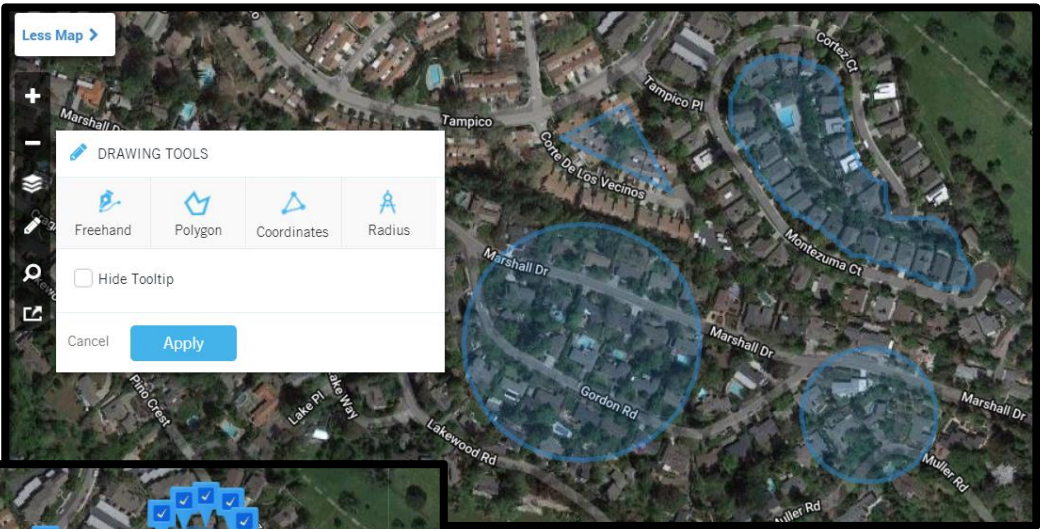




Click the Less Maps button to pull the multi-function panel back out and check your list.

Click Edit Advanced Search Criteria to add more filters or click Save Search.

## Location Searches:

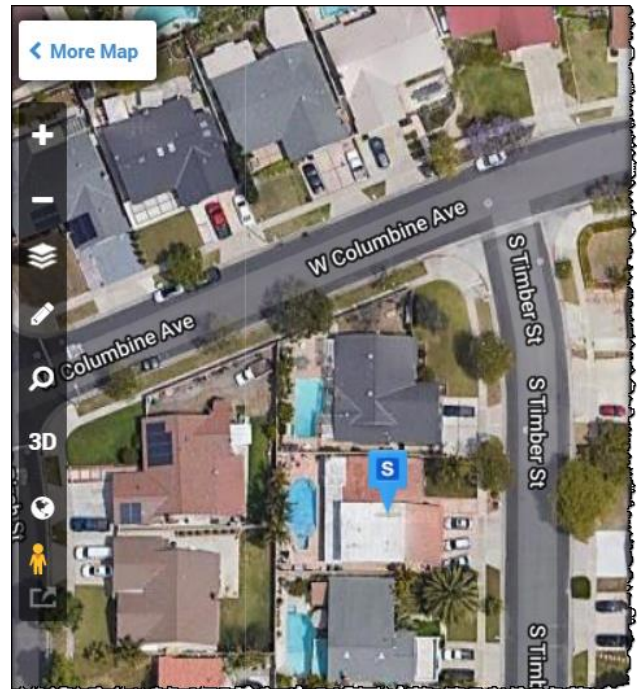Allows entry of more general locations, such as street intersections.
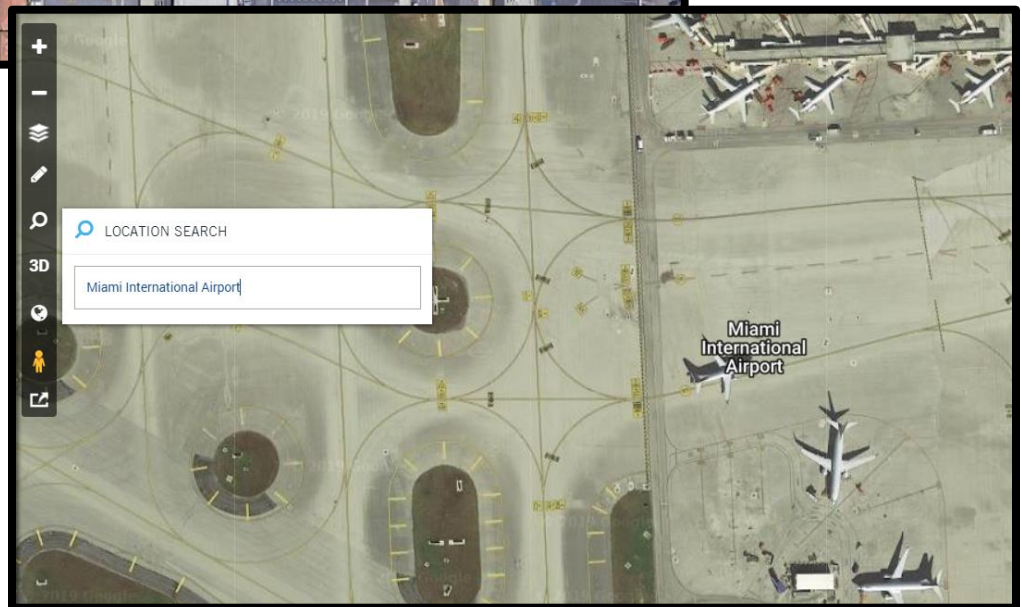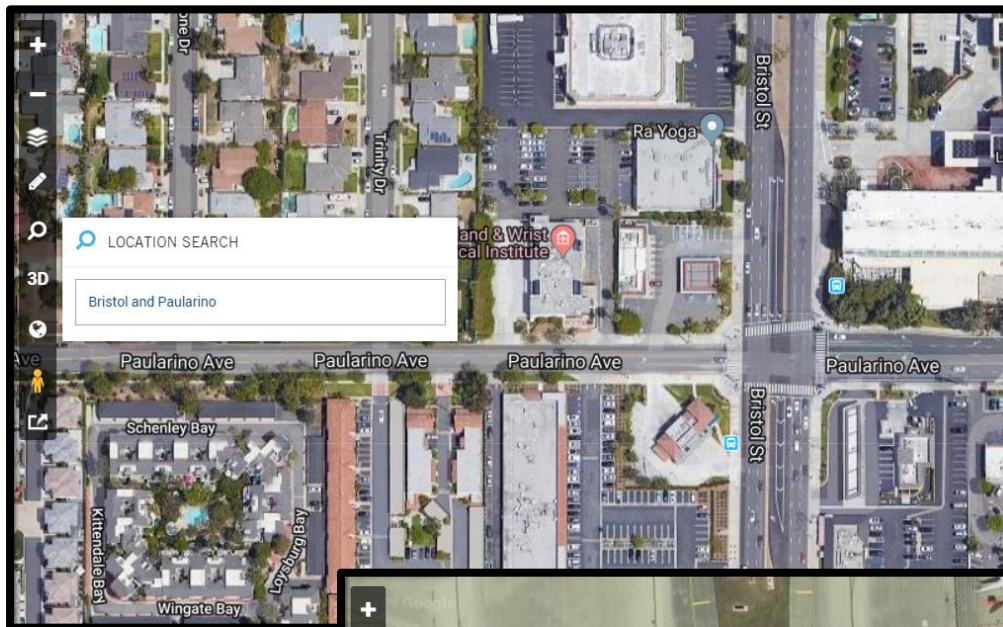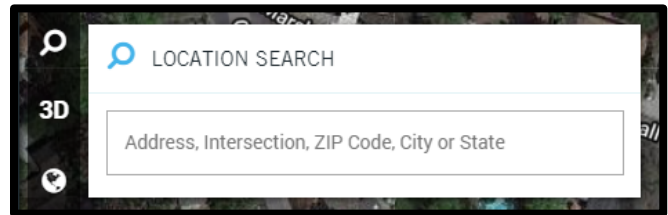
## 2D and 3D View.

The same parcel and area shown using the 2D (default) and 3D views. Note that the 2D and 3D buttons will toggle based upon the current view.

**2D View.**

This is the standard "overhead" or aerial view.



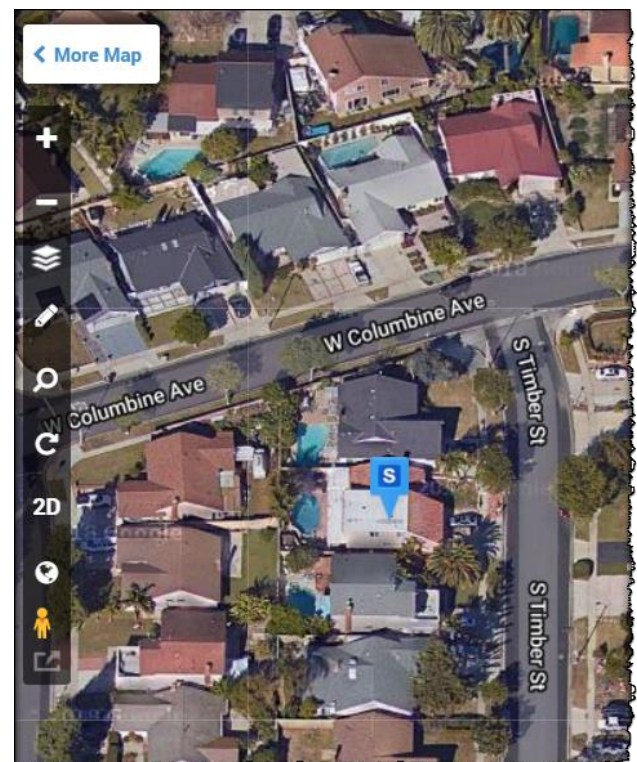Click the 3D icon to switch views.

**3D View.**

Note that the subject property pin is still present in 3D view:



When the map is in 3D view, an additional icon will appear allowing you to rotate the view around the subject property.

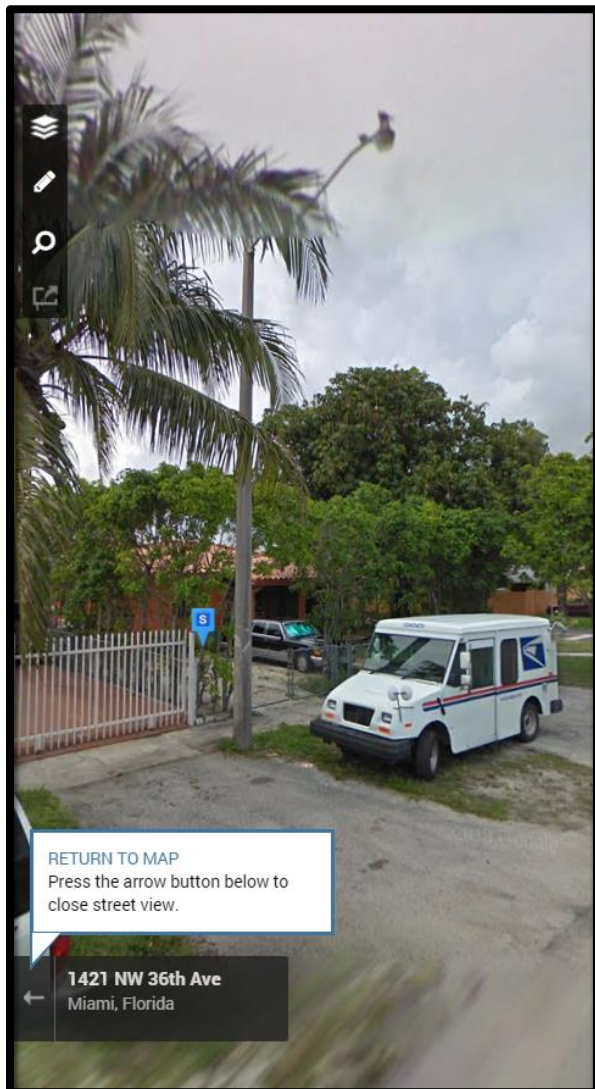Click the 2D icon to switch back.

# Open Earth View

Clicking this icon will open a second window with the map displayed independently. This will provide you with standard Google Maps functionality.
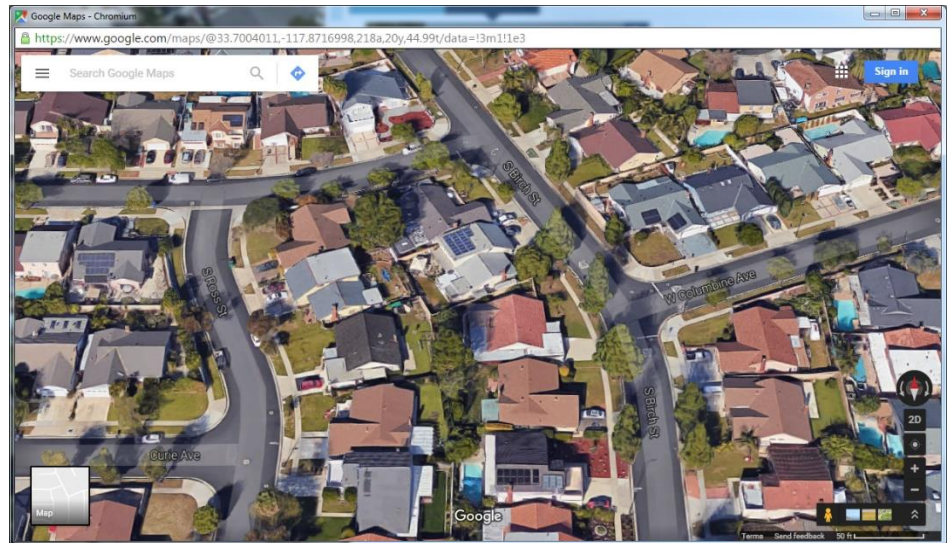
## Street View:

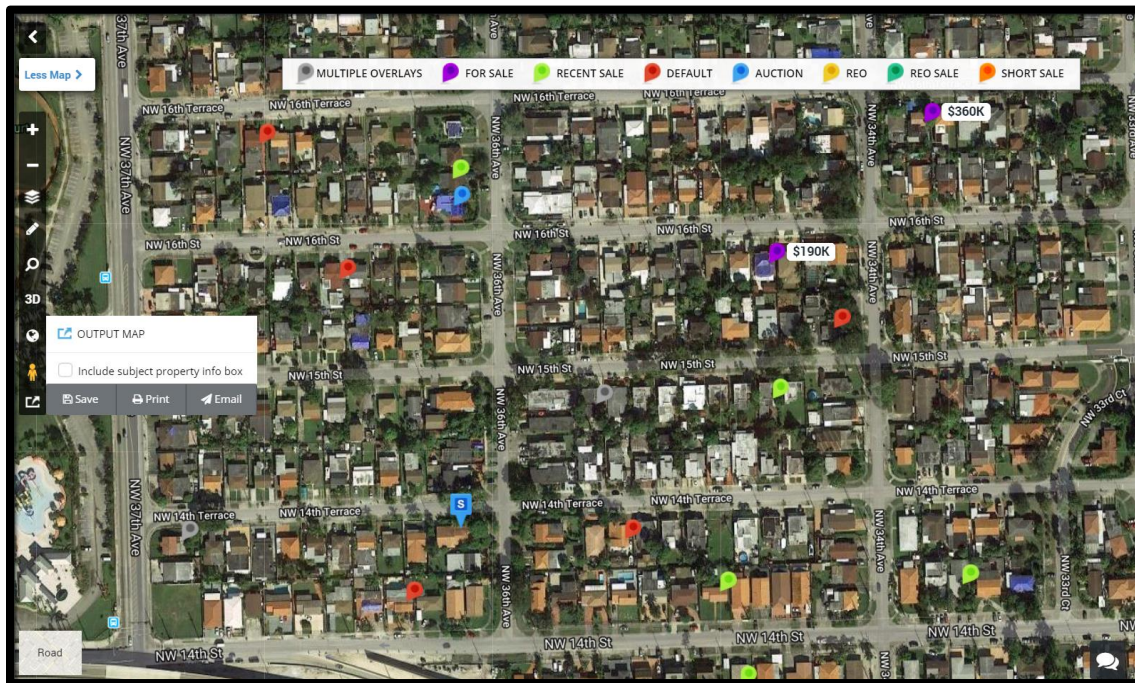Click and drag the Street View person to a location on the map for a better view of the property.





From the street, the platform will retain the subject property pin so you can identify the property.
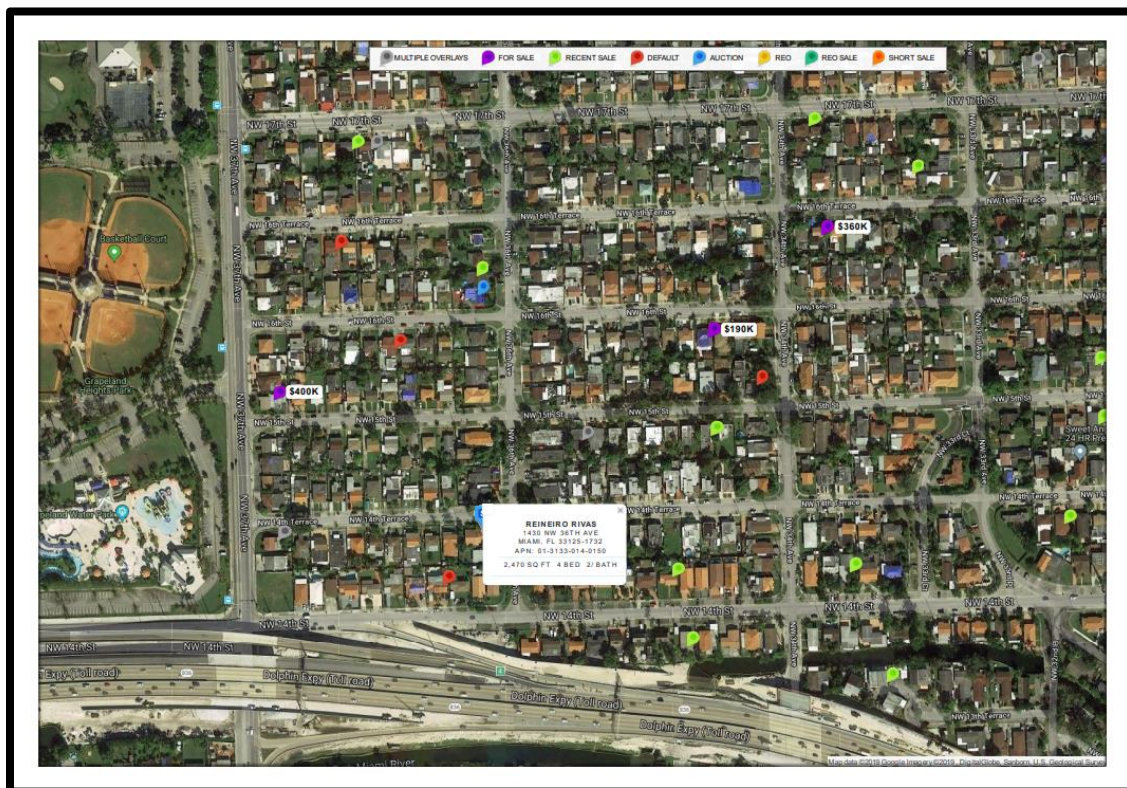


Click return to map, when you're finished with Street View.

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# Printing the Map

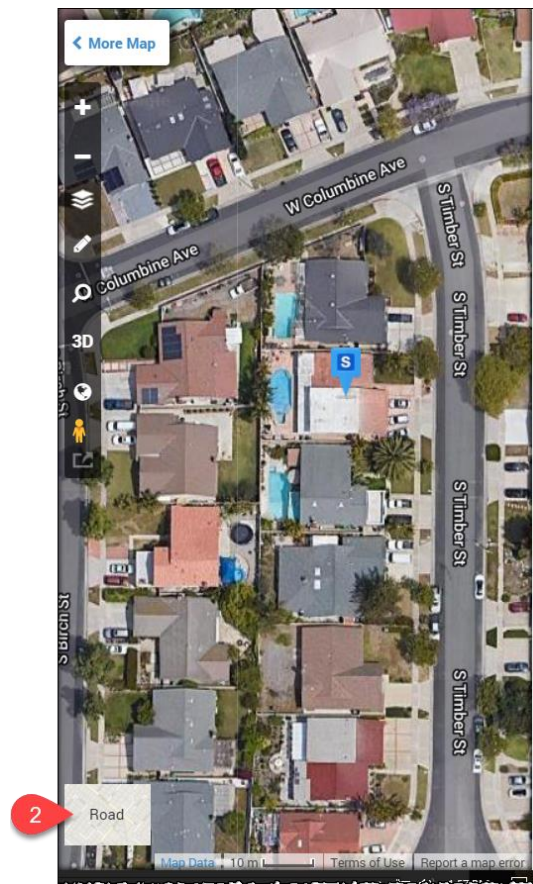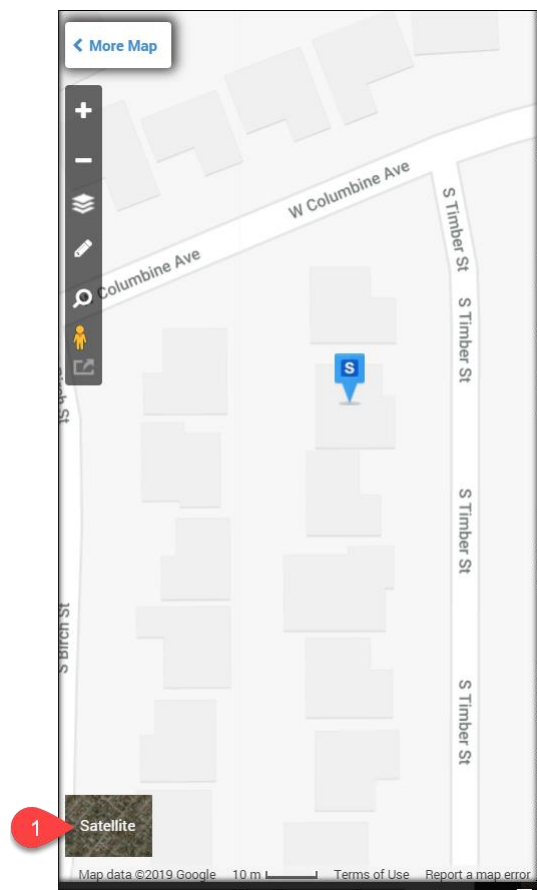The Output Map dialog provides options to Save, Print or Email the map.



The map wills save as a pdf and include any map layers and can include the subject property box.

# Road and Satellite View

The map can be toggled between Road (1) and Satellite (2) view.



Note the pin for the subject property will remain on the parcel regardless of the different views that you switch to.