

ALTA/ACSM LAND TITLE SURVEYS—OPTIONAL TABLE A ITEMS

**By: Thomas L. Bray, Shareholder
Briggs and Morgan, P.A.**

The American Land Title Association (the "ALTA"), a national trade association for the title insurance and abstracting industry, and the National Society of Professional Surveyors, a member organization of the American Congress on Surveying and Mapping ("ACSM"), has developed, periodically revises and publishes standards for land surveys. The current version of the standards is referred to as the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (the "2005 ALTA/ACSM Requirements"). In commercial real estate transactions, purchasers, lenders and title insurers typically require that surveys be prepared in accordance with the 2005 ALTA/ACSM Requirements. A copy of the 2005 ALTA/ACSM Requirements is available on the American Land Title Association's website, www.alta.org, and on the American Congress on Surveying and Mapping's website, www.acsm.net.

In addition to the minimum standards applicable to all ALTA/ACSM Land Title Surveys, the 2005 ALTA/ACSM Requirements identify 18 optional items that may not be necessary or appropriate for all surveys. These optional items are set forth on an attachment to the 2005 ALTA/ACSM Requirements that is labeled as "Table A" and are commonly referred to as the "Table A Items" or "Table A Requirements." The 2005 ALTA/ACSM Requirements state that the Table A Items are to be negotiated between the surveyor and the client. Below is a list of the 18 Table A Items (in underlined text) and brief commentary regarding these items.

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by an existing monument or witness to the corner.
2. Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s).
3. Flood zone designation (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent, by scaled map location and graphic plotting only).
4. Gross land area (and other areas if specified by the client).
5. Contours and datum of elevations.
6. List set-back, height and floor space area restrictions disclosed by applicable zoning or building codes (beyond those required under paragraph 5d of these Standards). If none, so state. The source of such information must be disclosed

7. Table A, Item 7 has three parts and three subparts.
 - (a) Exterior dimensions of all buildings at ground level.
 - (b) Square footage of:
 - (1) Exterior footprint of all buildings at ground level;
 - (2) Gross floor area of all buildings; or
 - (3) Other areas to be defined by the client.
 - (c) Measured height of all buildings above grade at a defined location. If no defined location is provided, the point of measurement shall be shown.
8. Substantial, visible improvements (addition to buildings) such as billboards, signs, parking structures, swimming pools, etc.
9. Parking areas and, if striped, the striping and the type (e.g., handicapped, motorcycle, regular, etc.) and number of parking spaces.
10. Indication of access to public way on land such as curb cuts and driveways, and to and from waters adjoining the surveyed tract, such as boat slips, launches, piers and docks.
11. Location of utilities (representative examples of which are shown below) existing on or serving the surveyed property as determined by:
 - (a) Observed evidence;
 - (b) Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information);
 - (c) Railroad tracks and sidings;
 - (d) Manholes, catch basins, valve vaults or other surface indications of subterranean uses;
 - (e) Wires and cables (including their function, if readily identifiable) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all cross members or overhangs affecting the surveyed premises; and
 - (f) Utility company installations on the surveyed premises.
12. Government agency survey—related requirements as specified by client. NOT REQUIRED FOR SHOVEL READY PROGRAM.

13. Names of adjoining owners' platted lands.
14. The distance to the nearest intersecting street as designated by the client.
15. Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies may be utilized as the basis for the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g., the potential accuracy and completeness of the data gathered thereby) with the title company, lender and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, relative accuracy and other relevant qualification of any such data. NOT REQUIRED FOR SHOVEL READY PROGRAM.
16. Observable evidence of earthmoving or, building construction or building additions within recent months.
17. Any changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
18. Observable evidence of site use as a solid waste dump, sump or sanitary land fill.