

2011	2016	Comparison Comments
<b>MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS</b> <i>(Effective February 23, 2011)</i>	<b>MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS</b> <i>(Effective February 23, 2016)</i>  <b>NOTE</b> - Attention is directed to the fact that the National Society of Professional Surveyors, Inc. (NSPS) is the legal successor organization to the American Congress on Surveying and Mapping (ACSM) and that these 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are the next version of the former Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.	Name change: ALTA/ACSM Land Title Surveys to ALTA/NSPS Land Title Surveys  Reason: National Society of Professional Surveyors, Inc. (NSPS) is the legal successor organization to the American Congress on Surveying and Mapping (ACSM).  The name change is referenced throughout the document and will not be mentioned in each of the sections below.  The reference to "Record Documents" throughout the requirements has been changed to "documents." "Record Documents" has been used since the 1960's.  Replaced the word "survey" with "fieldwork" throughout the document, where appropriate.
<p><b>1. Purpose</b> - Members of the American Land Title Association (ALTA) have specific needs, unique to title insurance matters, when asked to insure title to land without exception as to the many matters which might be discoverable from survey and inspection, and which are not evidenced by the public records.</p> <p>For a survey of real property, and the plat, map or record of such survey, to be acceptable to a title insurance company for the purpose of insuring title to said real property free and clear of survey matters (except those matters disclosed by the survey and indicated on the plat or map), certain specific and pertinent information must be presented for the distinct and clear understanding between the insured, the client (if different from the insured), the title insurance company (insurer), the lender, and the surveyor professionally responsible for the survey.</p> <p>In order to meet such needs, clients, insurers, insureds, and lenders are entitled to rely on surveyors to conduct surveys and prepare associated plats or maps that are of a professional quality and appropriately uniform, complete and accurate. To that end, and in the interests of the general public, the surveying profession, title insurers and abstracters, the ALTA and the National Society of Professional Surveyors, Inc. (NSPS) jointly promulgate the within details and criteria setting forth a minimum standard of performance for ALTA/ACSM Land Title Surveys. A complete 2011 ALTA/ACSM Land Title Survey includes the on-site fieldwork required under Section 5 herein, the preparation of a plat or map showing the results of the fieldwork and its relationship to record documents as required under Section 6 herein, any information in Table A herein that may have been negotiated with the client, and the certification outlined in Section 7 herein.</p>	<p><b>1. Purpose</b> - Members of the American Land Title Association® (ALTA®) have specific needs, unique to title insurance matters, when asked to insure title to land without exception as to the many matters which might be discoverable from survey and inspection, and which are not evidenced by the public records.</p> <p>For a survey of real property, and the plat, map or record of such survey, to be acceptable to a title insurance company for the purpose of insuring title to said real property free and clear of survey matters (except those matters disclosed by the survey and indicated on the plat or map), certain specific and pertinent information must be presented for the distinct and clear understanding between the insured, the client (if different from the insured), the title insurance company (insurer), the lender, and the surveyor professionally responsible for the survey.</p> <p>In order to meet such needs, clients, insurers, insureds, and lenders are entitled to rely on surveyors to conduct surveys and prepare associated plats or maps that are of a professional quality and appropriately uniform, complete, and accurate. To that end, and in the interests of the general public, the surveying profession, title insurers, and abstracters, the ALTA and the NSPS jointly promulgate the within details and criteria setting forth a minimum standard of performance for ALTA/NSPS Land Title Surveys. A complete 2016 ALTA/NSPS Land Title Survey includes:</p> <ul style="list-style-type: none"> <li>(i) the on-site fieldwork required pursuant to Section 5,</li> <li>(ii) the preparation of a plat or map pursuant to Section 6 showing the results of the fieldwork and its relationship to documents provided to or obtained by the surveyor pursuant to Section 4,</li> <li>(iii) any information from Table A items requested by the client, and</li> <li>(iv) the certification outlined in Section 7.</li> </ul>	<p>The majority of the changes in this section are not significant and are grammatical in nature.</p> <p>ACSM has been removed and the items included in a 2016 ALTA/NSPS Land Title Survey have been enumerated for ease of reading.</p> <p>In regards to item (ii) it is important to note that previous reference was made only to Section 6 and that it now also references Section 4.</p>

<p><b>2. Request for Survey</b> - The client shall request the survey or arrange for the survey to be requested, and shall provide a written authorization to proceed from the person or entity responsible for paying for the survey. Unless specifically authorized in writing by the insurer, the insurer shall not be responsible for any costs associated with the preparation of the survey. The request shall specify that an "<b>ALTA/ACSM LAND TITLE SURVEY</b>" is required and which of the optional items listed in Table A herein, if any, are to be incorporated. Certain properties, including, but not limited to, marinas, campgrounds, trailer parks and leased areas, may present issues outside those normally encountered on an ALTA/ACSM Land Title Survey. The scope of work related to such properties should be discussed with the client, lender and insurer, and agreed upon in writing prior to requesting the survey. The client may need to secure permission for the surveyor to enter upon the property to be surveyed, adjoining properties, or offsite easements.</p>	<p><b>2. Request for Survey</b> - The client shall request the survey, or arrange for the survey to be requested, and shall provide a written authorization to proceed from the person or entity responsible for paying for the survey. Unless specifically authorized in writing by the insurer, the insurer shall not be responsible for any costs associated with the preparation of the survey. The request shall specify that an "<b>ALTA/NSPS LAND TITLE SURVEY</b>" is required and which of the optional items listed in Table A, if any, are to be incorporated. Certain properties or interests in real properties may present issues outside those normally encountered on an ALTA/NSPS Land Title Survey (e.g., marinas, campgrounds, trailer parks; easements, leases, other non-fee simple interests). The scope of work related to surveys of such properties or interests in real properties should be discussed with the client, lender, and insurer; and agreed upon in writing prior to commencing work on the survey. The client may need to secure permission for the surveyor to enter upon the property to be surveyed, adjoining properties, or offsite easements.</p>	<p>"Interest in real properties" has been added in order to expand that various types of interests, as well as types of properties, may present issues outside those normally encountered on an ALTA/NSPS Land Title Survey. Replaced "including, but not limited to" with e.g. and added "easements" and "other non-fee simple interests" as types of properties..</p>
<p><b>3. Surveying Standards and Standards of Care</b>  <b>A. Effective Date</b> - The 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are effective February 23, 2011. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are superseded by these standards.</p>	<p><b>3. Surveying Standards and Standards of Care</b>  <b>A. Effective Date</b> - The 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are effective February 23, 2016. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are superseded by these standards.</p>	<p>Effective Date - February 23, 2016; all previous versions superseded.</p>
<p><b>B. Other Requirements and Standards of Practice</b> - Some Federal agencies, many states and some local jurisdictions have adopted statutes, administrative rules and/or ordinances that set out standards regulating the practice of surveying within their jurisdictions. In addition to the standards set forth herein, surveyors shall also conduct their surveys in accordance with all applicable jurisdictional requirements and standards of practice. Where conflicts between the standards set forth herein and any such jurisdictional requirements and standards of practice occur, the more stringent shall apply.</p>	<p><b>B. Other Requirements and Standards of Practice</b> - Many states and some local jurisdictions have adopted statutes, administrative rules, and/or ordinances that set out standards regulating the practice of surveying within their jurisdictions. In addition to the standards set forth herein, surveyors shall also conduct their surveys in accordance with applicable jurisdictional survey requirements and standards of practice. Where conflicts between the standards set forth herein and any such jurisdictional requirements and standards of practice occur, the more stringent shall apply.</p>	<p>Reference to "Federal Agencies" has been removed in the 2016 ALTA/NSPS Standards. Survey standards are set by states and local jurisdictions.</p>
<p><b>C. The Normal Standard of Care</b> - Surveyors should recognize that there may be unwritten local, state, and/or regional standards of care defined by the practice of the "prudent surveyor" in those locales.</p>	<p><b>C. The Normal Standard of Care</b> - Surveyors should recognize that there may be unwritten local, state, and/or regional standards of care defined by the practice of the "prudent surveyor" in those locales.</p>	<p>No changes.</p>
<p><b>D. Boundary Resolution</b> - The boundary lines and corners of any property being surveyed as part of an ALTA/ACSM Land Title Survey shall be established and/or retraced in accordance with appropriate boundary law principles governed by the set of facts and evidence found in the course of performing the research and survey.</p>	<p><b>D. Boundary Resolution</b> - The boundary lines and corners of any property being surveyed as part of an ALTA/NSPS Land Title Survey shall be established and/or retraced in accordance with appropriate boundary law principles governed by the set of facts and evidence found in the course of performing the research and fieldwork.</p>	<p>No changes.</p>
<p><b>E. Measurement Standards</b> - The following measurement standards address Relative Positional Precision for the monuments or witnesses marking the corners of the surveyed property.</p>	<p><b>E. Measurement Standards</b> - The following measurement standards address Relative Positional Precision for the monuments or witnesses marking the corners of the surveyed property.</p>	<p>Preamble; no changes.</p>
<p>i. "Relative Positional Precision" means the length of the semi-major axis, expressed in feet or meters, of the error ellipse representing the uncertainty due to random errors in measurements in the location of the monument, or witness, marking any corner of the surveyed property relative to the monument, or witness, marking any other corner of the surveyed property at the 95 percent confidence level (two standard deviations). Relative Positional Precision is estimated by the results of a correctly weighted least squares adjustment of the survey.</p>	<p>i. "Relative Positional Precision" means the length of the semi-major axis, expressed in feet or meters, of the error ellipse representing the uncertainty due to random errors in measurements in the location of the monument, or witness, marking any corner of the surveyed property relative to the monument, or witness, marking any other corner of the surveyed property at the 95 percent confidence level. Relative Positional Precision is estimated by the results of a correctly weighted least squares adjustment of the survey.</p>	<p>Removed: "(two standard deviations)."</p>

<p>ii. Any boundary lines and corners established or retraced may have uncertainties in location resulting from (1) the availability, condition, history and integrity of reference or controlling monuments, (2) ambiguities in the record descriptions or plats of the surveyed property or its adjoining, (3) occupation or possession lines as they may differ from the written title lines, and (4) Relative Positional Precision. Of these four sources of uncertainty, only Relative Positional Precision is controllable, although due to the inherent errors in any measurement, it cannot be eliminated. The magnitude of the first three uncertainties can be projected based on evidence; Relative Positional Precision is estimated using statistical means (see Section 3.E.i. above and Section 3.E.v. below).</p>	<p>ii. Any boundary lines and corners established or retraced may have uncertainties in location resulting from (1) the availability, condition, history and integrity of reference or controlling monuments, (2) ambiguities in the record descriptions or plats of the surveyed property or its adjoining, (3) occupation or possession lines as they may differ from the written title lines, or (4) Relative Positional Precision. Of these four sources of uncertainty, only Relative Positional Precision is controllable, although, due to the inherent errors in any measurement, it cannot be eliminated. The magnitude of the first three uncertainties can be projected based on evidence; Relative Positional Precision is estimated using statistical means (see Section 3.E.i. above and Section 3.E.v. below).</p>	<p>No changes.</p>
<p>iii. The first three of these sources of uncertainty must be weighed as part of the evidence in the determination of where, in the surveyor's opinion, the boundary lines and corners of the surveyed property should be located (see Section 3.D. above). Relative Positional Precision is a measure of how precisely the surveyor is able to monument and report those positions; it is not a substitute for the application of proper boundary law principles. A boundary corner or line may have a small Relative Positional Precision because the survey measurements were precise, yet still be in the wrong position (i.e. inaccurate) if it was established or retraced using faulty or improper application of boundary law principles.</p>	<p>iii. The first three of these sources of uncertainty must be weighed as part of the evidence in the determination of where, in the surveyor's opinion, the boundary lines and corners of the surveyed property should be located (see Section 3.D. above). Relative Positional Precision is a measure of how precisely the surveyor is able to monument and report those positions; it is not a substitute for the application of proper boundary law principles. A boundary corner or line may have a small Relative Positional Precision because the survey measurements were precise, yet still be in the wrong position (i.e., inaccurate) if it was established or retraced using faulty or improper application of boundary law principles.</p>	<p>No changes.</p>
<p>iv. For any measurement technology or procedure used on an ALTA/ACSM Land Title Survey, the surveyor shall (1) use appropriately trained personnel, (2) compensate for systematic errors, including those associated with instrument calibration, and (3) use appropriate error propagation and measurement design theory (selecting the proper instruments, geometric layouts, and field and computational procedures) to control random errors such that the maximum allowable Relative Positional Precision outlined in Section 3.E.v. below is not exceeded.</p>	<p>iv. For any measurement technology or procedure used on an ALTA/NSPS Land Title Survey, the surveyor shall (1) use appropriately trained personnel, (2) compensate for systematic errors, including those associated with instrument calibration, and (3) use appropriate error propagation and measurement design theory (selecting the proper instruments, geometric layouts, and field and computational procedures) to control random errors such that the maximum allowable Relative Positional Precision outlined in Section 3.E.v. below is not exceeded.</p>	<p>No changes.</p>
<p>v. The maximum allowable Relative Positional Precision for an ALTA/ACSM Land Title Survey is 2 cm (0.07 feet) plus 50 parts per million (based on the direct distance between the two corners being tested). It is recognized that in certain circumstances, the size or configuration of the surveyed property, or the relief, vegetation or improvements on the surveyed property will result in survey measurements for which the maximum allowable Relative Positional Precision may be exceeded. If the maximum allowable Relative Positional Precision is exceeded, the surveyor shall note the reason as explained in Section 6.B.ix below.</p>	<p>v. The maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey is 2 cm (0.07 feet) plus 50 parts per million (based on the direct distance between the two corners being tested). It is recognized that in certain circumstances, the size or configuration of the surveyed property, or the relief, vegetation, or improvements on the surveyed property, will result in survey measurements for which the maximum allowable Relative Positional Precision may be exceeded. If the maximum allowable Relative Positional Precision is exceeded, the surveyor shall note the reason as explained in Section 6.B.x below.</p>	<p>No changes.</p>
<p><b>4. Records Research</b> - It is recognized that for the performance of an ALTA/ACSM Land Title Survey, the surveyor will be provided with appropriate data which can be relied upon in the preparation of the survey. The request for an ALTA/ACSM Land Title Survey shall set forth the current record description of the property to be surveyed or, in the case of an original survey, the current record</p>	<p><b>4. Records Research</b> - It is recognized that for the performance of an ALTA/NSPS Land Title Survey, the surveyor will be provided with appropriate and, when possible, legible data which can be relied upon in the preparation of the survey. The request for an ALTA/NSPS Land Title Survey shall set forth the current record description of the property to be surveyed or, in the case of an original survey prepared</p>	<p>This section has changed for more clarifications. In addition to providing the surveyor data which can be relied upon for preparation of the survey, the provider shall when possible, assure that the data are legible.</p>



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<p>description of the parent parcel that contains the property to be surveyed. Complete copies of the most recent title commitment, the current record description of the property to be surveyed (or, in the case of an original survey, the parent parcel), the current record descriptions of adjoining, any record easements benefiting the property, the record easements or servitudes and covenants burdening the property (all hereinafter referred to collectively as "Record Documents"), documents of record referred to in the Record Documents, documents necessary to ascertain, if possible, the junior/senior relationship pursuant to Section 6.B.vii. below, and any other documents containing desired appropriate information affecting the property being surveyed, and to which the ALTA/ACSM Land Title Survey shall make reference, shall be provided to the surveyor for use in conducting the survey. Reference is made to Section 3.B. above.</p>	<p>for purposes of locating and describing real property that has not been previously separately described in documents conveying an interest in the real property, the current record description of the parent parcel that contains the property to be surveyed.</p> <p>In order to complete an ALTA/NSPS Land Title Survey, the surveyor must be provided with complete copies of the most recent title commitment or, if a title commitment is not available, other title evidence satisfactory to the title insurer. In addition, the surveyor must be provided with the following:</p> <ul style="list-style-type: none"> <li>(i) The following records established under state statutes for the purpose of imparting constructive notice of matters relating to real property (public records): <ul style="list-style-type: none"> <li>(a) The current record descriptions of any adjoining to the property to be surveyed, except where such adjoining are lots in platted, recorded subdivisions;</li> <li>(b) Any recorded easements benefitting the property;</li> <li>(c) Any recorded easements, servitudes, or covenants burdening the property;</li> </ul> </li> <li>(ii) Any unrecorded documents affecting the property being surveyed and containing information to which the survey shall make reference, if desired by the client.</li> </ul> <p>Except, however, if the documents outlined above in (i) and (ii) of this section are not provided to the surveyor or if non-public or quasi-public documents are required to complete the survey, the surveyor shall be required to conduct only that research which is required pursuant to the statutory or administrative requirements of the jurisdiction where the property being surveyed is located and that research (if any) which is negotiated and outlined in the terms of the contract between the surveyor and the client.</p>	<p>Reference to "junior/senior relationship" has been removed.</p> <p>Items that must be provided to the surveyor have been enumerated in the second paragraph, ((i) and (ii)), and have been expanded to include any unrecorded documents affecting the property that may be provided to the surveyor if the client desires to have the unrecorded documents referenced on the survey.</p> <p>Additionally, if the documents outlined in (i) and (ii) are not provided to the surveyor or if non-public or quasi-public documents are required to complete the survey, the surveyor only has to conduct research which is required pursuant to the statutory or administrative requirements of the jurisdiction where the property being surveyed is located. This can be negotiated and outlined in the contract between surveyor and client.</p> <p>Descriptions of types of documents and/or records to be provided to the surveyor are enumerated.</p> <p>Note: "public records" are now referred to as they are defined in ALTA policies.</p>
<p><b>5. Field Work</b> - The Survey shall be performed on the ground (except as otherwise negotiated pursuant to Table A, Item 15 below, if selected by the client), and the field work shall include the following:</p>	<p><b>5. Fieldwork</b> - The survey shall be performed on the ground (except as otherwise negotiated pursuant to Table A, Item 15 below, if selected by the client). The fieldwork shall include the following, located to what is, in the surveyor's professional opinion, the appropriate degree of precision based on (a) the planned use of the property, if reported in writing to the surveyor by the client, lender, or insurer, or (b) the existing use, if the planned use is not so reported:</p>	<p>Expanded upon the description of "fieldwork" to include any items the surveyor deems necessary in the surveyor's professional opinion.</p>
<p><b>A. Monuments</b></p> <ul style="list-style-type: none"> <li>i. The location and description of any monuments or lines that control the boundaries of the surveyed property.</li> <li>ii. The location, size and type of any monuments found (or set, if Table A, Item 1 is requested by the client, or if otherwise required – see Section 3.B. above) on the boundary of the surveyed property.</li> </ul>	<p><b>A. Monuments</b></p> <ul style="list-style-type: none"> <li>i. The location, size, character, and type of any monuments found during the fieldwork.</li> <li>ii. The location, size, character, and type of any monuments set during the fieldwork, if item 1 of Table A was selected or if otherwise required by applicable jurisdictional requirements and/or standards of practice.</li> <li>iii. The location, description, and character of any lines that control the boundaries of the surveyed property.</li> </ul>	<p>The reference to "lines" in the previous item i is now referenced in item iii.</p> <p>In items i. and ii., the terms "size," "character" and "type" are added to expand on the previous reference to "location."</p>
<p><b>B. Rights of Way and Access</b></p> <ul style="list-style-type: none"> <li>i. The distance from the appropriate corner or corners of the surveyed property to the nearest right of way line, if the surveyed property does not abut a right of way.</li> <li>ii. The name of any street, highway or other public or private way abutting</li> </ul>	<p><b>B. Rights of Way and Access</b></p> <ul style="list-style-type: none"> <li>i. The distance from the appropriate corner or corners of the surveyed property to the nearest right of way line, if the surveyed property does not abut a right of way.</li> <li>ii. The name of any street, highway, or other public or private way abutting</li> </ul>	<ul style="list-style-type: none"> <li>i. No changes.</li> <li>ii. Reworded for clarification. The surveyor is required to locate each edge of the travelled way, including on divided streets and highways. It also further states that if the documents provided to the</li> </ul>

<p>the surveyed property, and the width and location of the travelled way relative to the nearest boundary line of the surveyed property.</p> <ul style="list-style-type: none"> <li>iii. Visible evidence of physical access (such as, but not limited to, curb cuts and driveways) to any abutting streets, highways or other public ways.</li> <li>iv. The location and character of vehicular, pedestrian or other forms of access by other than the apparent occupants of the surveyed property to or across the surveyed property, including, but not limited to driveways, alleys, private roads, sidewalks and footpaths observed in the process of conducting the survey.</li> <li>v. Without expressing a legal opinion as to ownership or nature, the location and extent of any potentially encroaching driveways, alleys, and other ways of access from adjoining properties onto the surveyed property observed in the process of conducting the survey.</li> <li>vi. Where documentation of the width or location of any abutting street, road or highway right of way was not disclosed in Record Documents provided to the surveyor or was not otherwise available from the controlling jurisdiction (see Section 6.C.iv. below), the evidence and location of parcel corners recovered which might indicate the width or location of such right of way lines.</li> <li>vii. Evidence of access to and from waters adjoining the surveyed property, such as paths, boat slips, launches, piers and docks observed in the process of conducting the survey.</li> </ul>	<p>the surveyed property, together with the width of the travelled way and the location of each edge of the travelled way including on divided streets and highways. If the documents provided to or obtained by the surveyor pursuant to Section 4 indicate no access from the surveyed property to the abutting street or highway, the width and location of the travelled way need not be located.</p> <ul style="list-style-type: none"> <li>iii. Visible evidence of physical access (e.g., curb cuts, driveways) to any abutting streets, highways, or other public or private ways.</li> <li>iv. The location and character of vehicular, pedestrian, or other forms of access by other than the apparent occupants of the surveyed property to or across the surveyed property observed in the process of conducting the fieldwork (e.g., driveways, alleys, private roads, railroads, railroad sidings and spurs, sidewalks, footpaths).</li> <li>v. Without expressing a legal opinion as to ownership or nature, the location and extent of any potentially encroaching driveways, alleys, and other ways of access from adjoining properties onto the surveyed property observed in the process of conducting the fieldwork.</li> <li>vi. Where documentation of the location of any street, road, or highway right of way abutting, on, or crossing the surveyed property was not disclosed in documents provided to or obtained by the surveyor, or was not otherwise available from the controlling jurisdiction (see Section 6.C.iv. below), the evidence and location of parcel corners on the same side of the street as the surveyed property recovered in the process of conducting the fieldwork which may indicate the location of such right of way lines (e.g., lines of occupation, survey monuments).</li> <li>vii. Evidence of access to and from waters adjoining the surveyed property observed in the process of conducting the fieldwork (e.g., paths, boat slips, launches, piers, docks).</li> </ul>	<p>surveyor pursuant to Section 4 indicate no access from the surveyed property to the abutting street or highway, the width and location of the travelled way need not be located.</p> <ul style="list-style-type: none"> <li>iii. No significant changes. Replaced "such as, but not limited to" in parenthetical reference with "e.g."</li> <li>iv. No significant changes. Replaced including but not limited to" with "e.g." Added "railroads, railroad sidings and spurs" to the examples of access. Note: These added examples were part of the 2011 Standards, Table A Optional item 11(b).</li> <li>v. No changes.</li> <li>vi. If the surveyor was not provided with documentation, was unable to obtain documentation, or documentation was not available from the controlling jurisdiction, the surveyor shall show parcel corners on the same side of the street as surveyed property.</li> <li>vii. No significant changes. Grammatically restructured.</li> </ul> <p>Note: "travelled way" is not defined and is to be interpreted according to the law of the locality</p>
<p><b>C. Lines of Possession, and Improvements along the Boundaries</b></p> <ul style="list-style-type: none"> <li>i. The character and location of evidence of possession or occupation along the perimeter of the surveyed property, both by the occupants of the surveyed property and by adjoining, observed in the process of conducting the survey.</li> <li>ii. The character and location of all walls, buildings, fences, and other improvements within five feet of each side of the boundary lines, observed in the process of conducting the survey.</li> <li>iii. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting the survey, such as fire escapes, bay windows, windows and doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim, etc., by or onto adjoining property, or onto rights of way, easements or setback lines disclosed in Record Documents provided to the surveyor.</li> </ul>	<p><b>C. Lines of Possession and Improvements along the Boundaries</b></p> <ul style="list-style-type: none"> <li>i. The character and location of evidence of possession or occupation along the perimeter of the surveyed property, both by the occupants of the surveyed property and by adjoining, observed in the process of conducting the fieldwork.</li> <li>ii. Unless physical access is restricted, the character and location of all walls, buildings, fences, and other improvements within five feet of each side of the boundary lines, observed in the process of conducting the fieldwork. Trees, bushes, shrubs, and other natural vegetation need not be located other than as specified in the contract, unless they are deemed by the surveyor to be evidence of possession pursuant to Section 5.C.i.</li> <li>iii. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting the fieldwork (e.g., fire escapes, bay windows, windows and doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim) by or onto adjoining property, or onto rights of</li> </ul>	<ul style="list-style-type: none"> <li>i. No changes.</li> <li>ii. Changed. If physical access is restricted, the surveyor may not be able to locate improvements within five feet of each side of boundary lines. Additionally, trees, bushes, shrubs and other vegetation need not be located unless specified in the contract or deemed by the surveyor to be evidence of possession.</li> <li>iii. No significant changes. Replaced "such as" with "e.g." and removed "etc."</li> </ul>

	way, easements, or setback lines disclosed in documents provided to or obtained by the surveyor.	
<p><b>D. Buildings</b> Based on the normal standard of care, the location of all buildings on the surveyed property shown perpendicular to the nearest perimeter boundary line(s) and expressed to the appropriate degree of precision.</p>	<p><b>D. Buildings</b> The location of buildings on the surveyed property observed in the process of conducting the fieldwork.</p>	Removed reference to perpendicular ties to perimeter boundary lines, which are now referenced in Section 6.B.ix., to be shown as deemed appropriate by the surveyor or as requested.
<p><b>E. Easements and Servitudes</b></p> <ul style="list-style-type: none"> <li>i. Evidence of any easements or servitudes burdening the surveyed property, disclosed in the Record Documents provided to the surveyor and observed in the process of conducting the survey.</li> <li>ii. Evidence of easements or servitudes not disclosed in the Record Documents provided to the surveyor, but observed in the process of conducting the survey, such as those created by roads; rights of way; water courses; ditches; drains; telephone, fiber optic lines, or electric lines; water, sewer, oil or gas pipelines on or across the surveyed property and on adjoining properties if they appear to affect the surveyed property.</li> <li>iii. Surface indications of underground easements or servitudes on or across the surveyed property observed in the process of conducting the survey.</li> <li>iv. Evidence of use of the surveyed property by other than the apparent occupants observed in the process of conducting the survey.</li> </ul>	<p><b>E. Easements and Servitudes</b></p> <ul style="list-style-type: none"> <li>i. Evidence of any easements or servitudes burdening the surveyed property as disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4 and observed in the process of conducting the fieldwork.</li> <li>ii. Evidence of easements, servitudes, or other uses by other than the apparent occupants of the surveyed property not disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4, but observed in the process of conducting the fieldwork if they appear to affect the surveyed property (e.g., roads; drives, sidewalks, paths and other ways of access; utility service lines; water courses; ditches; drains; telephone, fiber optic lines, or electric lines; or water, sewer, oil or gas pipelines on or across the surveyed property and on adjoining properties).</li> <li>iii. Surface indications of underground easements or servitudes on or across the surveyed property observed in the process of conducting the fieldwork (e.g., utility cuts, vent pipes, filler pipes).</li> <li>iv. Evidence on or above the surface of the surveyed property observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. Examples of such evidence include pipeline markers, manholes, valves, meters, transformers, pedestals, clean-outs, utility poles, overhead lines and guy wires.</li> </ul>	<ul style="list-style-type: none"> <li>i. Minor changes. Replaced "Record Documents provided to the surveyor" with "documents provided to or obtained by the surveyor."</li> <li>ii. This requirement incorporates item iv from the 2011 Minimum Standard Detail requirements in reference to other uses by other than the apparent occupants. Added new examples of other uses in new parenthetical. Replaced "such as those created by" with "e.g."</li> <li>iii. Additional examples of types of surface indications of underground easements or servitudes for clarification.</li> <li>iv. Removed: "Evidence of use of the surveyed property by other than the apparent occupants observed in the process of conducting the fieldwork." Note: Now incorporated in 6.E.ii. Added: "Evidence on or above the surface of the surveyed property observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. Examples of such evidence include pipeline markers, manholes, valves, meters, transformers, pedestals, clean-outs, utility poles, overhead lines and guy wires." Note: These items were normally shown when Table A Optional Survey Responsibilities and Specifications, Item 11(a) was selected; now part of the 2016 Minimum Standard Detail Requirements.</li> </ul>
<p><b>F. Cemeteries</b> As accurately as the evidence permits, the location of cemeteries, gravesites, and burial grounds (i) disclosed in the Record Documents provided to the surveyor, or (ii) observed in the process of conducting the survey.</p>	<p><b>F. Cemeteries</b> As accurately as the evidence permits, the perimeter of cemeteries and burial grounds, and the location of isolated gravesites not within a cemetery or burial ground, (i) disclosed in the documents provided to or obtained by the surveyor, or (ii) observed in the process of conducting the fieldwork.</p>	Minor change to clarify gravesites. The change requires the surveyor to identify isolated gravesites not within a cemetery or burial ground.
<p><b>G. Water Features</b></p> <ul style="list-style-type: none"> <li>i. The location of springs, together with the location of ponds, lakes, streams, and rivers bordering on or running through the surveyed property, observed during the process of conducting the survey. See Table A, Item 19 for wetlands locations.</li> <li>ii. The location of any water boundary on the surveyed property. The</li> </ul>	<p><b>G. Water Features</b></p> <ul style="list-style-type: none"> <li>i. The location of springs, ponds, lakes, streams, rivers, canals, ditches, marshes, and swamps on, running through, or outside, but within five feet of the perimeter boundary of, the surveyed property, observed during the process of conducting the fieldwork.</li> <li>ii. The location of any water feature forming a boundary of the surveyed property. The attribute(s) of the water feature located (e.g., top of bank,</li> </ul>	<ul style="list-style-type: none"> <li>i. Reworded for clarification. Additional types of water features added, along with inclusion of water features "within five feet of the perimeter of the boundary." The reference to Table A, Item 19 has been removed. Note: Wetlands depiction is available as Table A, Item 18. However, in order for</li> </ul>

<p>attribute(s) of the water feature located (e.g. top of bank, edge of water, high water mark, etc.) should be congruent with the boundary as described in the record description or, in the case of an original survey, in the new description. (See Section 6.B.vi. below).</p>	<p>edge of water, high water mark) should be congruent with the boundary as described in the record description or, in the case of an original survey, in the new description (see Section 6.B.vi. below).</p>	<p>such depiction of wetlands to be shown, Item 18 now requires the client to hire a qualified specialist to set field delineation markers. The surveyor shall show locations of any delineation markers or note lack thereof.</p> <p>ii. Replaced the first sentence "The location of any water boundary on the surveyed property." with "The location of any water feature forming a boundary of the surveyed property."</p>
<p><b>6. Plat or Map</b> - A plat or map of an ALTA/ACSM Land Title Survey shall show the following information. Where dimensioning is appropriate, dimensions shall be in accordance with the appropriate standard of care.</p>	<p><b>6. Plat or Map</b> - A plat or map of an ALTA/NSPS Land Title Survey shall show the following information. Where dimensioning is appropriate, dimensions shall be annotated to what is, in the surveyor's professional opinion, the appropriate degree of precision based on (a) the planned use of the property, if reported in writing to the surveyor by the client, lender, or insurer, or (b) existing use, if the planned use is not so reported.</p>	<p>Expanded to further describe dimensions that may be shown based on the planned or existing use the property.</p>
<p><b>A. The evidence and locations gathered during the field work as outlined in Section 5 above.</b></p>	<p><b>A. The evidence and locations gathered, and the monuments and lines located during the fieldwork pursuant to Section 5 above, with accompanying notes if deemed necessary by the surveyor or as otherwise required as specified below.</b></p>	<p>In addition to evidence and location gathered, it now also includes monuments and lines located during fieldwork.</p>
<p><b>B. Boundary, Descriptions, Dimensions and Closures</b></p> <p>i. The current record description of the surveyed property, and any new description of the surveyed property that was prepared in conjunction with the survey, including a statement explaining why the new description was prepared. Preparation of a new description should be avoided unless deemed necessary or appropriate by the surveyor and insurer. Preparation of a new description should also generally be avoided when the record description is a lot or block in a platted, recorded subdivision.</p> <p>ii. The location and description of any monuments, lines or other evidence that control the boundaries of the surveyed property or that were otherwise relied upon in establishing or retracing the boundaries of the surveyed property, and the relationship of that evidence to the surveyed boundary. In some cases, this will require notes on the plat or map.</p> <p>iii. All distances and directions identified in the record description of the surveyed property (and in the new description, if one was prepared). Where a measured or calculated dimension differs from the record by an amount deemed significant by the surveyor, such dimension shall be shown in addition to, and differentiated from, the corresponding record dimension.</p> <p>iv. The directional, distance and curve data necessary to compute a mathematical closure of the surveyed boundary. A note if the record description does not mathematically close. The basis of bearings and, when it differs from the record basis, the difference.</p> <p>v. The remainder of any recorded lot or existing parcel, when the surveyed property is composed of only a portion of such lot or parcel, shall be graphically depicted. Such remainder does not need to be included as</p>	<p><b>B. Boundary, Descriptions, Dimensions, and Closures</b></p> <p>i. (a) The current record description of the surveyed property, or (b) In the case of an original survey, the current record description of the parent tract that contains the surveyed property.</p> <p>ii. Any new description of the surveyed property that was prepared in conjunction with the survey, including a statement explaining why the new description was prepared. Except in the case of an original survey, preparation of a new description should be avoided unless deemed necessary or appropriate by the surveyor and insurer. Preparation of a new description should also generally be avoided when the record description is a lot or block in a platted, recorded subdivision. Except in the case of an original survey, if a new description is prepared, a note shall be provided stating (a) that the new description describes the same real estate as the record description or, if it does not, (b) how the new description differs from the record description.</p> <p>iii. The point of beginning, the remote point of beginning or point of commencement (if applicable) and all distances and directions identified in the record description of the surveyed property (and in the new description, if one was prepared). Where a measured or calculated dimension differs from the record by an amount deemed significant by the surveyor, such dimension shall be shown in addition to, and differentiated from, the corresponding record dimension. All dimensions shown on the survey and contained in any new description shall be ground dimensions unless otherwise noted.</p> <p>iv. The directional, distance and curve data necessary to compute a mathematical closure of the surveyed boundary. A note if the record description does not mathematically close. The basis of bearings and,</p>	<p>i. Changed. Prior version of i. has been segmented To only include current record descriptions: new descriptions are discussed in (ii) below.</p> <p>ii. The 2011 standard relating to monuments has been removed from this section and is now addressed in Section 5.a.ii. The new language describes use and preparation of new descriptions.</p> <p>iii. This item has been expanded to include depiction of the point of beginning, the remote point of beginning or point of commencement (if applicable). It also includes the following statement: "all dimensions shown on the survey and contained in any new descriptions shall be ground dimensions unless otherwise noted."</p> <p>iv. No changes.</p> <p>v. No changes.</p> <p>vi. Includes additional language to clarify type of water boundary. Added: "title line defined by"</p> <p>vii. Item expanded to include "surveyed property with its adjoiners." Replaced: "i.e." with "e.g." in parenthetical reference to contiguity, gaps, overlaps. In reference to documents, added: "provided to or obtained by the surveyor pursuant to Section 4." Replaced: "conducting the survey of the property being surveyed" with "conducting the fieldwork." When gaps or overlaps exist, surveyor previously was required to disclose this to the</p>

<p>part of the actual survey, except to the extent necessary to locate the lines and corners of the surveyed property, and it need not be fully dimensioned or drawn at the same scale as the surveyed property.</p> <p><b>vi.</b> When the surveyed property includes a water boundary, a note on the face of the plat or map noting the date the boundary was measured, which attribute(s) of the water feature was/were located, and the caveat that the boundary is subject to change due to natural causes and that it may or may not represent the actual location of the limit of title. When the surveyor is aware of natural or artificial realignments or changes in such boundaries, the extent of those changes and facts shall be shown or explained.</p> <p><b>vii.</b> The relationship of the boundaries of the surveyed property (i.e. contiguity, gaps, or overlaps) with its adjoiners, where ascertainable from Record Documents and/or from field evidence gathered during the process of conducting the survey of the property being surveyed. If the surveyed property is composed of multiple parcels, the extent of any gaps or overlaps between those parcels shall be identified. Where gaps or overlaps are identified, the surveyor shall, prior to preparation of the final plat or map, disclose this to the insurer and client for determination of a course of action concerning junior/senior rights.</p> <p><b>viii.</b> When, in the opinion of the surveyor, the results of the survey differ significantly from the record, or if a fundamental decision related to the boundary resolution is not clearly reflected on the plat or map, the surveyor shall explain this information with notes on the face of the plat or map.</p> <p><b>ix.</b> A note on the face of the plat or map explaining the site conditions that resulted in a Relative Positional Precision that exceeds the maximum allowed under Section 3.E.v. of these standards.</p> <p><b>x.</b> A note on the face of the plat or map identifying the title commitment/policy number, effective date and name of the insurer for any title work provided to the surveyor.</p>	<p>where it differs from the record basis, the difference.</p> <p><b>v.</b> The remainder of any recorded lot or existing parcel, when the surveyed property is composed of only a portion of such lot or parcel, shall be graphically depicted. Such remainder need not be included as part of the actual survey, except to the extent necessary to locate the lines and corners of the surveyed property, and it need not be fully dimensioned or drawn at the same scale as the surveyed property.</p> <p><b>vi.</b> When the surveyed property includes a title line defined by a water boundary, a note on the face of the plat or map noting the date the boundary was measured, which attribute(s) of the water feature was/were located, and the caveat that the boundary is subject to change due to natural causes and that it may or may not represent the actual location of the limit of title. When the surveyor is aware of natural or artificial realignments or changes in such boundaries, the extent of those changes and facts shall be shown or explained.</p> <p><b>vii.</b> The relationship of the boundaries of the surveyed property with its adjoiners (e.g., contiguity, gaps, overlaps), where ascertainable from documents provided to or obtained by the surveyor pursuant to Section 4 and/or from field evidence gathered during the process of conducting the fieldwork. If the surveyed property is composed of multiple parcels, the extent of any gaps or overlaps between those parcels shall be identified. Where gaps or overlaps are identified, the surveyor shall, prior to or upon delivery of the final plat or map, disclose this to the insurer and client.</p> <p><b>viii.</b> When, in the opinion of the surveyor, the results of the survey differ significantly from the record, or if a fundamental decision related to the boundary resolution is not clearly reflected on the plat or map, the surveyor shall explain this information with notes on the face of the plat or map.</p> <p><b>ix.</b> The location of all buildings on the surveyed property, located pursuant to Section 5.D., dimensioned perpendicular to those perimeter boundary lines that the surveyor deems appropriate (i.e., where potentially impacted by a setback line) and/or as requested by the client, lender or insurer.</p> <p><b>x.</b> A note on the face of the plat or map explaining the site conditions that resulted in a Relative Positional Precision that exceeds the maximum allowed pursuant to Section 3.E.v.</p> <p><b>xi.</b> A note on the face of the plat or map identifying areas, if any, on the boundaries of the surveyed property, to which physical access within five feet was restricted (see Section 5.C.ii.).</p> <p><b>xii.</b> A note on the face of the plat or map identifying the source of the title commitment or other title evidence provided pursuant to Section 4, and the effective date and the name of the insurer of same.</p>	<p>insurer and client prior to preparation of the final plat or map, but now can either disclose prior to or upon delivery of the plat or map. Removed: "for determination of course of action concerning junior/senior rights."</p> <p><b>viii.</b> No changes.</p> <p><b>ix.</b> New. The location of all buildings on the surveyed property, located pursuant to Section 5.D., dimensioned perpendicular to those perimeter boundary lines that the surveyor deems appropriate (i.e., where potentially impacted by setback line) and/or as requested by the client, lender or insurer. The perpendicular ties were mentioned previously in 5.D. It was removed from 5.D. because that is information that would be obtained in the field. Including it in this section as it should be graphically depicted on the Plat or Map.</p> <p><b>x.</b> Previously ix. No changes.</p> <p><b>xi.</b> New.</p> <p><b>xii.</b> Previously included in x., sentence has been expanded to include "other title evidence."</p>
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<p><b>C. Easements, Servitudes, Rights of Way, Access and Record Documents</b></p> <p>i. The width and recording information of all plottable rights of way, easements and servitudes burdening and benefitting the property surveyed, as evidenced by Record Documents which have been provided to the surveyor.</p> <p>ii. A note regarding any right of way, easement or servitude evidenced by a Record Document which has been provided to the surveyor (a) the location of which cannot be determined from the record document, or (b) of which there was no observed evidence at the time of the survey, or (c) that is a blanket easement, or (d) that is not on, or does not touch, the surveyed property, or (e) that limits access to an otherwise abutting right of way, or (f) in cases where the surveyed property is composed of multiple parcels, which of such parcels the various rights of way, easements, and servitudes cross.</p> <p>iii. A note if no physical access to a public way was observed in the process of conducting the survey.</p> <p>iv. The width of abutting rights of way and the source of such information (a) where available from the controlling jurisdiction or (b) where disclosed in Record Documents provided to the surveyor.</p> <p>v. The identifying titles of all recorded plats, filed maps, right of way maps, or similar documents which the survey represents, wholly or in part, with their recording or filing data.</p> <p>vi. For non-platted adjoining land, names and recording data identifying adjoining owners according to current public records. For platted adjoining land, the recording data of the subdivision plat.</p> <p>vii. Platted setback or building restriction lines which appear on recorded subdivision plats or which were disclosed in Record Documents provided to the surveyor.</p>	<p><b>C. Easements, Servitudes, Rights of Way, Access, and Documents</b></p> <p>i. The location, width, and recording information of all plottable rights of way, easements, and servitudes burdening and benefitting the property surveyed, as evidenced by documents provided to or obtained by the surveyor pursuant to Section 4.</p> <p>ii. A summary of all rights of way, easements and servitudes burdening the property surveyed and identified in the title evidence provided to or obtained by the surveyor pursuant to Section 4. Such summary shall include the record information of each such right of way, easement or servitude, a statement indicating whether or not it is shown on the plat or map, and a related note if:</p> <p>(a) the location cannot be determined from the record document;</p> <p>(b) there was no observed evidence at the time of the fieldwork;</p> <p>(c) it is a blanket easement;</p> <p>(d) it is not on, or does not touch, the surveyed property;</p> <p>(e) it limits access to an otherwise abutting right of way;</p> <p>(f) the documents are illegible; or</p> <p>(g) the surveyor has information indicating that it may have been released or otherwise terminated.</p> <p>In cases where the surveyed property is composed of multiple parcels, indicate which of such parcels the various rights of way, easements, and servitudes cross or touch.</p> <p>iii. A note if no physical access to a public way was observed in the process of conducting the fieldwork.</p> <p>iv. The locations and widths of rights of way abutting or crossing the surveyed property, and the source of such information, (a) where available from the controlling jurisdiction, or (b) where disclosed in documents provided to or obtained by the surveyor pursuant to Section 4.</p> <p>v. The identifying titles of all recorded plats, filed maps, right of way maps, or similar documents which the survey represents, wholly or in part, with their recording or filing data.</p> <p>vi. For non-platted adjoining land, recording data identifying adjoining tracts according to current public records. For platted adjoining land, the recording data of the subdivision plat.</p> <p>vii. Platted setback or building restriction lines which appear on recorded subdivision plats or which were disclosed in documents provided or obtained by the surveyor.</p>	<p>i. Added "location" of all plottable rights of way, easements, and servitudes.</p> <p>ii. Formatted for clarification. Added: (f) The documents are illegible; or (g) The surveyor has information indicating that it may have been released or otherwise terminated. Previous item (f) is now last paragraph of ii. and added "or touch."</p> <p>iii. Previous item ii. is item iii. Replaced: "Survey" with "Fieldwork."</p> <p>iv. Previous item iii. is item iv. Expanded. Added: "abutting or crossing." Replaced: "Record Documents provided to the surveyor" with "documents provided to or obtained by the surveyor pursuant to Section 4."</p> <p>v. Previous item iv. is item v. No other changes.</p> <p>vi. Previous item v. is item vi. Grammatically reworded.</p> <p>vii. Previously item vi. Minor change. Omitted "Record" and added "or obtained by"</p>
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<p><b>D. Presentation</b></p> <p>i. The plat or map shall be drawn on a sheet of not less than 8 ½ by 11 inches in size at a legible, standard engineering scale, with that scale clearly indicated in words or numbers and with a graphic scale. When recordation or filing of a plat or map is required by law, such plat or map shall be produced in recordable form. The boundary of the surveyed property drawn in a manner that distinguishes it from other lines on the plat or map. A north arrow (with north to the top of the drawing when practicable), a legend of symbols and abbreviations, and a vicinity map showing the property in reference to nearby highway(s) or major street intersection(s).</p> <p>ii. Supplementary or detail diagrams when necessary.</p> <p>iii. If there are no visible buildings on the surveyed property, a note stating “No buildings existing on the surveyed property” shall appear on the face on the survey.</p> <p>iv. The surveyor’s project number (if any), and the name, registration or license number, signature, seal, street address, telephone number, and email address of the surveyor who performed the survey. The date(s) of any revisions made by said surveyor.</p> <p>v. Sheet numbers where the plat or map is composed of more than one sheet.</p> <p>vi. The caption “ALTA/ACSM Land Title Survey.”</p>	<p><b>D. Presentation</b></p> <p>i. The plat or map shall be drawn on a sheet of not less than 8 ½ by 11 inches in size at a legible, standard engineering scale, with that scale clearly indicated in words or numbers and with a graphic scale.</p> <p>ii. The plat or map shall include:</p> <p>(a) The boundary of the surveyed property drawn in a manner that distinguishes it from other lines on the plat or map.</p> <p>(b) If no buildings were observed on the surveyed property in the process of conducting the fieldwork, a note stating “No buildings observed.”</p> <p>(c) A north arrow (with north to the top of the drawing when practicable).</p> <p>(d) A legend of symbols and abbreviations.</p> <p>(e) A vicinity map showing the property in reference to nearby highway(s) or major street intersections (s).</p> <p>(f) Supplementary or detail diagrams when necessary.</p> <p>(g) Notes explaining any modifications to Table A items and the nature of any additional Table A items (e.g., 21(a), 21(b), 21(c)) that were negotiated between the surveyor and client.</p> <p>(h) The surveyor’s project number (if any), and the name, registration or license number, signature, seal, street address, telephone number, company website, and email address (if any) of the surveyor who performed the survey.</p> <p>(i) The date(s) of any revisions made by the surveyor who performed the survey.</p> <p>(j) Sheet numbers where the plat or map is composed of more than one sheet.</p> <p>(k) The caption “ALTA/NSPS Land Title Survey.”</p> <p>iii. When recordation or filing of a plat or map is required by law, such plat or map shall be produced in recordable form.</p>	<p>The Section has been expanded to enumerate and clarify the Presentation requirements.</p> <p>Item i. has been amended to only address minimum size of the plat or map and the use of a scale.</p> <p>Item ii. individually sets forth additional requirements.</p> <p>(a) Refers to boundary (previously shown under Item i. of prior standards)</p> <p>(b) Pertains to absence of building(s) (previously under Item iii.)</p> <p>(c) Requirement for North arrow (previously shown under Item i.)</p> <p>(d) Requirement for legend (previously shown under Item i.)</p> <p>(e) Addresses vicinity map (previously referenced under Item i.)</p> <p>(f) References diagrams (previously referenced under Item ii.)</p> <p>(g) New provision for Notes pertaining to negotiable Table A items.</p> <p>(h) Requirement for surveyor’s identification/contact information (previously shown under Item iv.)</p> <p>(i) Revision dates to be shown (previously referred to in Item iv.)</p> <p>(j) Addresses sheet numbers (previously referred to in Item v.)</p> <p>(k) Updates caption to read “ALTA/NSPS” (caption previously addressed in Item vi.)</p> <p>Item iii. Addresses recordable form for any required recording (previously shown under Item i.)</p>
<p><b>7. Certification</b> - The plat or map of an ALTA/ACSM Land Title Survey shall bear only the following certification, unaltered, except as may be required pursuant to Section 3.B. above:</p> <p><i>To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):</i></p> <p><i>This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _____ of Table A thereof. The field work was completed on _____.</i></p> <p>Date of Plat or Map: _____ (Surveyor’s signature, printed name and seal with Registration/License Number)</p>	<p><b>7. Certification</b> - The plat or map of an ALTA/NSPS Land Title Survey shall bear only the following certification, unaltered, except as may be required pursuant to Section 3.B. above:</p> <p><i>To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):</i></p> <p><i>This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _____ of Table A thereof. The fieldwork was completed on _____ [date].</i></p> <p><i>Date of Plat or Map: _____ (Surveyor’s signature, printed name and seal with Registration/License Number)</i></p>	<p>No changes other than the name change from ALTA/ACSM to ALTA/NSPS.</p>

<p><b>8. Deliverables</b> - The surveyor shall furnish copies of the plat or map of survey to the insurer and client, and as otherwise negotiated with the client. Hard copies shall be on durable and dimensionally stable material of a quality standard acceptable to the insurer. Digital copies of the plat or map may be provided in addition to, or in lieu of, hard copies in accordance with the terms of the contract. When required by law or requested by the client, the plat or map shall be produced in recordable form and recorded or filed in the appropriate office or with the appropriate agency.</p>	<p><b>8. Deliverables</b> - The surveyor shall furnish copies of the plat or map of survey to the insurer and client and as otherwise negotiated with the client. Hard copies shall be on durable and dimensionally stable material of a quality standard acceptable to the insurer. A digital image of the plat or map may be provided in addition to, or in lieu of, hard copies pursuant to the terms of the contract. When required by law or requested by the client, the plat or map shall be produced in recordable form and recorded or filed in the appropriate office or with the appropriate agency.</p>	<p>No significant changes. Digital copies was replaced with "A digital image of the plat."</p>
<p style="text-align: center;"><b>TABLE A</b></p> <p style="text-align: center;"><b>OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS</b></p> <p><i>NOTE: The items of Table A must be negotiated between the surveyor and client. It may be necessary for the surveyor to qualify or expand upon the description of these items (e.g., in reference to Item 6(b), there may be a need for an interpretation of a restriction). The surveyor cannot make a certification on the basis of an interpretation or opinion of another party. Notwithstanding Table A Items 5 and 11(b), if an engineering design survey is desired as part of an ALTA/ACSM Land Title Survey, such services should be negotiated under Table A, item 22.</i></p>	<p style="text-align: center;"><b>TABLE A</b></p> <p style="text-align: center;"><b>OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS</b></p> <p><i>NOTE: The twenty (20) items of Table A may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client shall be identified as 21(a), 21(b), etc. and explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 21.</i></p>	<p>Minor rewrite to include the following points:</p> <ul style="list-style-type: none"> <li>• Table A Items have been reduced from 21 to 20 Optional Items.</li> <li>• Name change: ALTA/ACSM Land Title Surveys to ALTA/NSPS Land Title Surveys</li> <li>• Item 21 - Should be utilized for additional items negotiated between the surveyor and client. Numerical representation should follow as 21(a), 21(b), etc and explained pursuant to Section 6.D.ii.(g). Note: Items 5 and 11 services (specific to an engineering design survey and requirements of the customer) should also be negotiated under Table A, Item 21.</li> </ul>
<p><b>If checked, the following optional items are to be included in the ALTA/ACSM LAND TITLE SURVEY, except as otherwise qualified (see note above):</b></p>	<p><b>If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):</b></p>	
<p>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 existing monuments or witnesses.</p>	<p>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 existing monuments or witnesses in close proximity to the corner.</p>	<p>Expanded item to include: "in close proximity to the corner."</p>
<p>2. _____ Address(es) if disclosed in Record Documents, or observed while conducting the survey.</p>	<p>2. _____ Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.</p>	<p>Added expanded language for clarification. Removed "Record" documents and included "provided to or obtained by the surveyor. Replaced "survey" with "fieldwork."</p>
<p>3. _____ Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.</p>	<p>3. _____ Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.</p>	<p>No changes.</p>
<p>4. _____ Gross land area (and other areas if specified by the client).</p>	<p>4. _____ Gross land area (and other areas if specified by the client).</p>	<p>No changes.</p>
<p>5. _____ Vertical relief with the source of information (e.g. ground survey or aerial map), contour interval, datum, and originating benchmark identified.</p>	<p>5. _____ Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified.</p>	<p>No changes.</p>
<p>6. _____ (a) Current zoning classification, as provided by the insurer.</p> <p>_____ (b) Current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer. If none, so state.</p>	<p>6. _____ (a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter.</p> <p>_____ (b) If the zoning setback requirements are set forth in a zoning</p>	<p>Changed. Complete rewrite for clarification and designation of responsible party.</p> <p>(a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the</p>

	<p><i>report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter.</i></p>	<p>report or letter.</p> <p>(b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter.</p> <p>Previously, the title insurer was responsible for providing the zoning information. The new requirement requires the client to provide the necessary information by report or letter. In regards to 6(b), the surveyor will now depict the zoning setback lines, as long as doing so does not require the surveyor to make an interpretation (i.e. of the zoning code, ordinance or letter). If the lot is irregular and the front, sides, or rear of the property is not distinguishable, the surveyor will not depict the setbacks.</p>
<p>7. _____ (a) Exterior dimensions of all buildings at ground level.</p> <p>_____ (b) Square footage of:</p> <p>_____ (1) exterior footprint of all buildings at ground level.</p> <p>_____ (2) other areas as specified by the client.</p> <p>_____ (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.</p>	<p>7. _____ (a) Exterior dimensions of all buildings at ground level.</p> <p>_____ (b) Square footage of:</p> <p>_____ (1) exterior footprint of all buildings at ground level.</p> <p>_____ (2) other areas as specified by the client.</p> <p>_____ (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.</p>	<p>No changes.</p>
<p>8. _____ Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc.</p>	<p>8. _____ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).</p>	<p>"Survey" replaced with "fieldwork." "Such as" replaced with "e.g." and added substantial areas of refuse to types of features.</p>
<p>9. _____ Striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures.</p>	<p>9. _____ Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.</p>	<p>Reworded for clarification; expanded: Added new specialized types.</p>
<p>10. _____ (a) Determination of the relationship and location of certain division or party walls designated by the client with respect to adjoining properties (client to obtain necessary permissions).</p> <p>_____ (b) Determination of whether certain walls designated by the client are plumb (client to obtain necessary permissions).</p>	<p>10. _____ (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions).</p> <p>_____ (b) As designated by the client, a determination of whether certain walls are plumb (client to obtain necessary permissions).</p>	<p>No significant changes. (a) and (b) reworded; grammatical in nature.</p>



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<p>11. Location of utilities (representative examples of which are listed below) existing on or serving the surveyed property as determined by:</p> <p>_____ (a) Observed evidence.</p> <p>_____ (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).</p> <ul style="list-style-type: none"> <li>• Railroad tracks, spurs and sidings;</li> <li>• Manholes, catch basins, valve vaults and other surface indications of subterranean uses;</li> <li>• Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and</li> <li>• utility company installations on the surveyed property.</li> </ul> <p>Note - With regard to Table A, item 11(b), source information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.</p>	<p>11. _____ Location of utilities existing on or serving the surveyed property as determined by:</p> <ul style="list-style-type: none"> <li>• observed evidence collected pursuant to Section 5.E.iv.</li> <li>• evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and</li> <li>• markings requested by the surveyor pursuant to an 811 utility locate or similar request</li> </ul> <p>Representative examples of such utilities include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Manholes, catch basins, valve vaults and other surface indications of subterranean uses;</li> <li>• Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and</li> <li>• Utility company installations on the surveyed property.</li> </ul> <p>Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.</p>	<p>(a) removed from optional item. This is now a part of the minimum standards Section 5.E.iv.</p> <p>(b) Rewritten.  <del>First bullet removed: "Railroad tracks, spurs and sidings;"</del>. Other bulleted items remain the same.          Location of utilities existing on or serving the surveyed property as determined by:</p> <ul style="list-style-type: none"> <li>• observed evidence collected pursuant to Section 5.E.iv.</li> <li>• evidence from plans requested by the surveyor and obtained from utility companies or provided by client (with reference as to the sources of information), and</li> <li>• markings requested by the surveyor pursuant to an 811 utility locate or similar request</li> </ul> <p>Representative examples of such utilities include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Manholes, catch basins, valve vaults and other surface indications of subterranean uses;</li> <li>• Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and</li> <li>• Utility company installations on the surveyed property.</li> </ul> <p>Notes to the client, insurer and lender - With regard to Table A, item 11, source information from plans and marking swill be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of underground features and cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or</p>
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		map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
12. _____ <i>Governmental Agency survey-related requirements as specified by the client, such as for HUD surveys, and surveys for leases on Bureau of Land Management managed lands.</i>	12. _____ <i>As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands).</i>	No significant changes. Reworded; grammatical in nature. Replaced: "such as for" with "e.g."
13. _____ <i>Names of adjoining owners of platted lands according to current public records.</i>	13. _____ <i>Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."</i>	Changed for clarification. Added adjoining owners' names to be provided according to current tax records and if more than one owner, identify the first owner's name listed in the tax records followed by "et al."
14. _____ <i>Distance to the nearest intersecting street as specified by the client.</i>	14. _____ <i>As specified by the client, distance to the nearest intersecting street.</i>	No significant changes. Reworded; grammatical in nature.
15. _____ <i>Rectified orthophotography, photogrammetric mapping, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing 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 precision and completeness of the data gathered thereby) with the insurer, 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, precision and other relevant qualifications of any such data.</i>	15. _____ <i>Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing 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 precision and completeness of the data gathered thereby) with the insurer, 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, precision, and other relevant qualifications of any such data.</i>	Added remote sensing to product description.
16. _____ <i>Observed evidence of current earth moving work, building construction or building additions.</i>	16. _____ <i>Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.</i>	No significant changes. Expanded for clarification. Reworded; grammatical in nature.
17. _____ <i>Proposed changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs.</i>	17. _____ <i>Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.</i>	No significant changes. Expanded for clarification. Reworded; grammatical in nature..
18. _____ <i>Observed evidence of site use as a solid waste dump, sump or sanitary landfill.</i>	18. _____ <i>If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state.</i>	Changed. Removed: "Observed evidence of site use as a solid waste dump, sump or sanitary landfill."  This item now refers to previous Table A, Item 19 in regards to wetlands. New language requires the client to have field delineation performed by a qualified specialist hired by the client and surveyor will locate and show any delineation markers observed in the process of conducting the field work. If no markers are observed, the survey shall so state. Note: Table A, Item 8 now includes reference that the surveyor shall depict and notate "substantial areas of refuse."
19. _____ <i>Location of wetland areas as delineated by appropriate authorities.</i>	19. _____ <i>Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the</i>	Changed. Replaced previous 20(a) and 20(b) with new language.



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		<i>surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).</i>	
20. _____	(a) Locate improvements within any offsite easements or servitudes benefitting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey (client to obtain necessary permissions).	20. _____	Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$_____ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.
_____	(b) Monuments placed (or a reference monument or witness to the corner) at all major corners of any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor (client to obtain necessary permissions).		
21. _____	Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$_____ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.	21. _____	
22. _____			2011 Table A, Item 22 removed