



## **Survey Requirements**

Revised 1/1/2012

A class "A" urban ALTA/ACSM land title survey including the legal description with certification to lender, title company and the borrower shall be required to include the following items.

- I. Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s).
- II. Flood zone designation with proper annotation based on Federal Flood Insurance Maps or the state or local equivalent, by scaled map location and graphic plotting only.
- III. Land area as specified by the client.
- IV. Identify and show if possible, setback, height, and floor space area restrictions of record or disclosed by applicable zoning or building codes in addition to those recorded in subdivision maps. If none, so state.
- V. Exterior dimensions of all buildings at ground level.
- VI. Measured height of all buildings above grade at a defined location. If no defined location is provided, the point of measurement shall be shown.
- VII. Substantial, visible improvements in addition to buildings such as signs, parking areas, areas of structures, swimming pools, etc.
- VIII. Parking areas, and, if striped, the striping and the type e.g. handicapped, motorcycle, regular, etc. and number of parking spaces.
- IX. Indication of access to a public way such as curb cuts and driveways.
- X. Location of utilities existing on or serving the surveyed property as determined by
  - A. Observed evidence together with plans and markings provided by client, utility companies, and other appropriate sources with reference as to the source of information.
    1. railroad tracks sidings
    2. manholes, catch basins, valve vaults or other surface indications of subterranean uses

3. wires and cables including their function crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all crosswires or overhangs affecting the surveyed premises

4. utility company installations on the surveyed premises

XI. Names of adjoining owners of platted lands.

Note: these items 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 IV, there may be a need for an interpretation of a restriction. The surveyor cannot make a certification on the basis of an interpretation.