



Land Surveying ALTA/ACSM LAND TITLE SURVEYS



If you are buying, selling, or improving your property, hiring a professional land surveyor to establish your property boundaries is the best advice you can take. In fact if your transaction or improvement will involve a lender many times this is requirement. Many times lenders and title insurance companies have specific concerns related to the property; as a result, an ALTA/ACSM Land Title (ALTA) Survey is Required. These surveys address particular concerns related to the transfer of real property and are typically performed for commercial property.

You can protect your investment in property by using an ALTA Survey as part of your due diligence and feasibility study for a project. The ALTA Survey could disclose many unknown encumbrances that may affect the property, such as easements or zoning regulations. In some cases, these encumbrances could adversely affect or limit the development potential of the parcel, thereby reducing its value. An ALTA Survey identifies items of public record that are included in a Title Opinion and they also may discover unrecorded rights of another party including; easements, leases, other encumbrances, encroachments or errors in deed descriptions.

ALTA Surveys are prepared in accordance with the standards set forth by the American Land Title Association and the National Society of Professional Surveyors. These standards establish the minimum requirements of all ALTA Surveys, in some cases lenders or owners have additional requirements that need to be included in an ALTA Survey; these additional items are known as Table A Optional Responsibilities.

If you would like to learn more about having your property surveyed or an ALTA Survey prepared, contact any of our offices to discuss your plans with a professional land surveyor.

I&S Group offers a range of land surveying services which includes: lot, topographic, title, boundary, and ALTA surveys, complete subdivision design and platting, construction staking and layout, easement preparation, site planning, and right-of-way platting. Our staff understands that Land Surveying is the foundation of your projects, whether that is constructing a fence, platting a subdivision, or building a building.

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