

LAND SURVEYING SERVICES

SERVICES THAT MEET THE NEEDS OF OUR CLIENTS

ALTA/ACSM Survey – The American Land Title Association (ALTA) and the American Congress on Surveying and Mapping (ACSM) has prepared a set of standards to use when preparing surveys. Those standards were designed to give the title insurer, the buyer, and/or the lender a drawing (“survey”) showing where buildings, improvements, easements and boundaries are on a property. The latest adoption of these standards was in 1999 and can be viewed on our web site or can be downloaded for future reference. These surveys typically involve properties other than personal residential type-sites and provide “eyes” for all the parties involved with the transaction. The survey is prepared in conjunction with a current title report and supportive documents for the items delineated within.

ALTA/Design Survey – This type of survey is exactly what it is named. This is a combination of two types of surveys all in one. It will show all improvements, boundaries and encumbrances to ALTA standards, in addition to elevations and contours. This type of survey can be costly, so it is encouraged that if a request is made for this type of survey the knowledge that a cost difference can be dramatic.

Design Survey – Unlike the ALTA/ACSM Survey, the design survey involves a bit more detail. This type of survey provides a three-dimensional perspective of the property by adding elevations and contours to the survey plat, in addition to existing improvements. In most cases, the boundary is not shown on these surveys, or a “record” boundary will be shown for reference only. Additionally easements of record are typically not shown on this plat. This type of survey is primarily for design purposes for additional construction to a property, or drainage analysis, and is not prepared to ALTA standards. A title report is not necessary to perform this type of survey.

Encumbrance Survey – An encumbrance survey is similar to an ALTA but is still not prepared in a manner to satisfy ALTA standards. An Encumbrance survey generally does not require fieldwork, the reason being, no site improvements are shown on the survey. The survey will show a “record” boundary, easements and other encumbrances as delineated in a provided title report and supportive documents. The title report does not need to be current, but it is strongly recommended that one be ordered. This type of survey is generally used for planning or strategic development of a property to show how burdened it may be by outside entities.

Flood Certificates – A lender, title insurance or general insurance company, generally require flood certificates. The Elevation Certificate is an important administrative tool of the National Flood Insurance Program. It is used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter or Map Amendment or Revision.

Boundary Survey – Many different types of entities request boundary surveys. In most cases they are generally requested for a disputed line. In such a case we survey the line(s) and improvements and produce a plat depicting the existing conditions. In other cases we will set/re-set monuments that physically show where the line is. Or a property may be conveyed by several deeds and we will produce a plan depicting the relationship of deeds for a better understanding of the property.

- ALTA/ACSM SURVEY
- ALTA DESIGN SURVEY
- DESIGN/ TOPOGRAPHIC SURVEY
- ENCUMBRANCE SURVEY
- FLOOD CERTIFICATION
- BOUNDARY SURVEY
- LEGAL DESCRIPTION PREPARATION
- 1-A / 2-C AERONAUTICAL STUDY CERTIFICATION
- GEODETIC SURVEY
- CONSTRUCTION STAKING
- TRACT AND PARCEL MAP PREPARATION
- ENVIRONMENTAL COMPLIANCE SURVEY
- FEMA CERTIFICATION