

# ALTA/NSPS Land Title Survey Standard Training Series

Session 3: Understanding the Optional Items of Table A

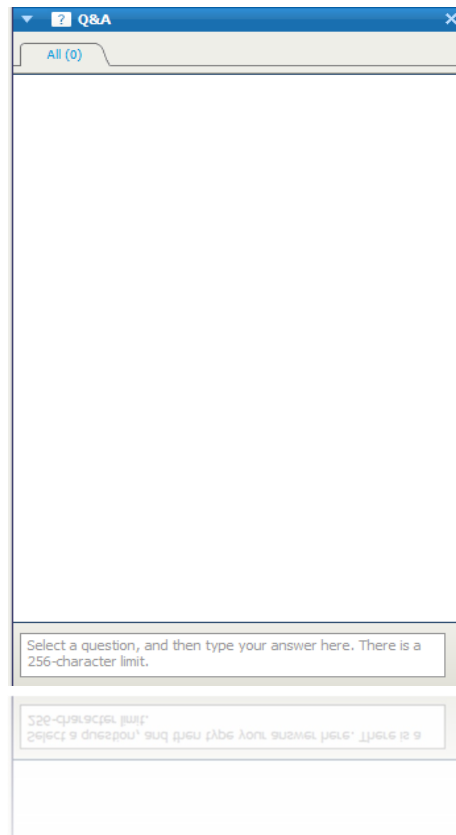
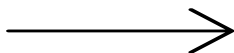
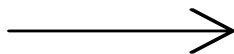
# A Presentation by the American Land Title Association and the National Society of Professional Surveyors

Hosted by the U.S. Department of Housing and Urban  
Development



# Webinar Logistics

- Participants on mute
- Ask questions via the WebEx Q&A box
- If technical issues related to WebEx, insert them in the Chat Box



# Speakers

## **Todd D'Amico, PS**

- VP of Commercial Surveys and Mapping | First American Commercial Due Diligence Services Co
- Chair ALTA/NSPS Land Survey Work Group

## **Gary Kent, PS**

- Owner | Meridian Land Consulting, LLC.
- Immediate Past Chair ALTA/NSPS Land Survey Work Group



American Land  
Title Association  
Protect your property rights

# Today's Agenda

1. Understanding the optional items of Table A
2. Addressing modifications or additions to the numbered Table A items
3. A review of Items 1-18 and associated sub-items
4. Comments on Item 19
5. Addressing Item 20



American Land  
Title Association  
Protect your property rights

# Table A

- Nineteen (19) items (items 1-19 with some sub-items)
- One fill-in-the-blank item (items 20)
- *The wording of Table A items is negotiable*
- Additional items to be numbered 20(a), 20(b), etc.
- Items negotiated differently from as written and additional items (i.e. item 20) shall be explained (see Section 6.D.ii.(g))

# Table A - item 1

(required by HUD Multifamily)

- **Monuments:**

- Monumentation of the boundary is an option in the ALTA/NSPS Standards (blame California?)
- Monumentation is not optional in states that require it
- “Monument” is a term of art in surveying, e.g.,
  - Iron pipe
  - Stone
  - Wood stake
  - PK or Mag Nail
  - Rebar/iron rod

# Table A - item 2

(required by HUD Multifamily)

- **Addresses** of surveyed property
  - If disclosed in documents
  - If observed by the surveyor (e.g., on mailbox, sign, building)



# Table A - item 3

(required by HUD Multifamily)

- **Flood zone classification**

- Note that the line shown on the FIRM is the definitive source
- FIRMS are notoriously inaccurate in many cases
- If waterway has been studied, there will be a Base Flood Elevation
- BFE often does not agree with FIRM
- Can apply for a Letter of Map Change

# Table A - item 4

(required by HUD Multifamily)

- **Gross land area**
  - Or other areas as specified by client
  - Gross? Right of way widths are often undocumented

# Table A - item 5

(may be required by HUD Multifamily)

- **Vertical relief** with the source of information
  - Note - this does not specify a ground-based topographic survey
    - Contours
    - Aerial mapping
    - Mapping from another source
  - Could be expensive
  - Provide datum and benchmark when appropriate

# Table A - item 6a

(required by HUD Multifamily)

- LIST current zoning classification, setback requirements, height and floor space area restrictions, and parking requirements
- ... IF that information is provided in a report/letter *specific to the surveyed property*

# Table A - item 6b

(required by HUD Multifamily)

- GRAPHICALLY DEPICT the **setback requirements** on the plat or map
- ... IF that information is provided in a report/letter *specific to the surveyed property*, and
- ... IF those requirements do not require an interpretation by the surveyor

## Table A - items 7a, 7b, 7c

- 7(a) - **Exterior dimensions** of buildings at ground level  
*(required by HUD Multifamily)*
- 7(b) - **Square footage** of:
  - (1) exterior footprint of building at ground level
  - (2) Other areas as specified by client
- 7(c) - **Measured height** of all buildings above grade at a specified location

# Table A - item 8

(required by HUD Multifamily)

- “**Substantial features observed** in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5)”
- e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse
- Most surveyors routinely include this on a Land Title Survey

# Table A - item 9

(required by HUD Multifamily)

- Number and type of **clearly identifiable parking spaces** on surface parking areas, lots, and in parking structures.
- (e.g., disabled, motorcycle, regular, and other marked specialized types)
- Striping of clearly identifiable parking spaces on surface parking areas and lots



# Table A - item 10

(required by HUD Multifamily)

- As designated by the client, a determination of the relationship and location of certain **division or party walls** with respect to adjoining properties
- Generally only applicable in downtown or other highly-developed areas with zero setbacks

## Table A - item 11

- UTILITIES!
- “Evidence of **underground utilities** existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:”
- Two options:
  - (a) plans and/or reports *provided by client* (with reference as to the sources of information) [required by HUD Multifamily]
  - (b) markings coordinated by the surveyor pursuant to a private utility locate request

# Table A - item 11

Item 11 Underground Utility Question:

***Why not an 811 Locate Request?***

## Table A - item 11

*“Note to the client, insurer, and lender – With regard to Table A, item 11, information from the sources checked above 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 may be necessary.”*

# Table A - item 12

(required by HUD Multifamily)

- As specified by the client, **Governmental Agency survey-related requirements** (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands).
- The relevant survey requirements are to be provided by the client or client's designated representative

# Table A - item 13

(required by HUD Multifamily)

- **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.”

## Table A - item 14

- As specified by the client, distance to the **nearest intersecting street**

## Table A - item 15

- An option to be selected by client or suggested by the surveyor to **locate some features by other than ground-based surveying** (e.g., mobile or aerial mapping, LiDAR)
- May save time or money, but there are trade-offs
  - Precision/Accuracy
  - Completeness
    - e.g., Some features may not be visible
    - e.g., Building roof; not building face



## Table A - item 15

- All interested parties must agree prior to survey
- Appropriate note on the face of the plat/map explaining the source, date, precision, and other relevant qualifications

# Table A - item 16

(required by HUD Multifamily)

- **Evidence of recent** earth moving work, building construction, or building additions observed in the process of conducting the fieldwork
- Originally requested by HUD Multifamily in the 1999 ALTA/ACSM Standards

# Table A - item 17

(required by HUD Multifamily)

- **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
- Originally requested by HUD Multifamily in the 1999 ALTA/ACSM Standards

# Table A - item 18

(required by HUD Multifamily)

- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any **plottable offsite (i.e., appurtenant) easements** disclosed in documents provided to or obtained by the surveyor
  - Check this item and the surveyor will survey the offsite (insured) easements per all requirements that apply to the fee parcels (except monumentation)
  - Could be expensive and time-consuming
  - If not checked, those easements will be shown, but not “surveyed”

## Table A - item 19

- **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.
- \* Not all surveyors carry professional liability insurance

## Table A - item 20

- **Additional item(s)** negotiated with the surveyor
- Identified as "item 20"
- In the case of multiple items: 20(a), 20(b), etc.
- Any additional items must be explained pursuant to Section 6.D.ii.g.
- 2016 ALTA/NSPS Standards Table A item 18 (Wetlands-related) was eliminated in the 2021 ALTA/NSPS Standards
- For 2021, HUD Multifamily includes this item as an optional Table A item 20

# Resources

- 2021 Minimum Standard Detail Requirements
  - Available at: <https://alta.org/policy-forms>
  - In the “Related Documents” section, with date 02-23-2021
- 2021 ALTA/NSPS
  - Standards available at:  
<https://www.nspis.us.com/page/2021ALTA#>
  - FAQs available at:  
<https://www.nspis.us.com/page/2021FAQs>
  - Archives available at:  
<https://www.nspis.us.com/page/Archives>

# QUESTIONS

Todd D'Amico - [tddamico@firstam.com](mailto:tddamico@firstam.com)

Gary Kent - [LS80040389@gmail.com](mailto:LS80040389@gmail.com)





**THANK YOU**



American Land  
Title Association

Protect your property rights