



Planning and Zoning Resource Corporation
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What is an ALTA Land Title Survey?

An ALTA/ACSM Land Title Survey ("ALTA Survey") is a comprehensive boundary survey in which various issues are addressed that are of concern to lenders and title companies. The ALTA survey will provide the title company with enough comfort that the survey exception can be removed from the title insurance policy.

There are a number of items required to be shown on an ALTA survey that are not shown on a typical boundary survey as well as some additional optional items ("Table A Items"). Some of the information shown on an ALTA Survey is:

- Easements that may encumber or benefit the property
- Possible encroachments across boundary lines or easements
- Access to a public street or lack thereof
- Zoning of the property along with setback requirements
- Flood Zones that may affect the subject property
- Evidence of any use by other parties
- Location of any water boundaries on the subject property
- Evidence of cemeteries
- Names of adjoining property owners

All surveys performed or coordinated by Smith-Roberts comply with the current Minimum Standard Detail Requirements as adopted by NSPS and ALTA.

Smith-Roberts is a nationwide coordinator of ALTA surveys and has been providing clients with timely and cost effective surveys since 1981.

Make sure your ALTA survey is compliant with the new 2011 ALTA/ACSM Requirements. You may download the new requirements (in effect February 23rd, 2011) on our website at: www.smith-roberts.com. Our professional staff will be happy to quickly provide you with a free project quote.