

Land Surveys and Real Property Boundaries

There are primarily 5 types of surveys performed on real property in the State of Indiana: Original, Retracement, Route, and Surveyor Location Report (SLR). Lenders and Title Insurance Companies may also require a survey that is referred to as an ALTA (American Land Title Association) survey. The ALTA surveys are typically required for commercial real estate transactions and are becoming more common in residential transactions.

1. An Original Survey

An Original Survey is defined by Indiana Statute as "a survey that is executed for the purpose of locating and describing real property that has not been previously described in documents conveying an interest in real property." This type of survey is commonly referred to as a "Property Split" and creates a new tax parcel of land.

2. A Retracement Survey

A Retracement Survey is defined by Indiana Statute as "a survey of real property that has been previously described in documents conveying an interest in real property. This type of survey is commonly referred to as a "Boundary Survey" or a "Staked Survey." *A retracement survey is typically requested in residential sales and/or transfers of real estate.*

3. A Route Survey

A Route Survey is defined by Indiana Statute as a survey that "refers to surveys executed for the purpose of acquiring an interest in the tract of land required by: highways, railroads, waterways, pipelines, electric lines and any other linear transportation or utility route".

4. A Survey Location Report

A Surveyor Location Report is described by Indiana Statute as specifically for use by a title insurance company with loan policies on small tracts containing a one (1) to four (4) family house even if now used for commercial purposes. A surveyor location report shall not be used for nonresidential tracts greater than two (2) acres." This type of survey is commonly referred to as an "SLR" or an "Unstaked Survey." An SLR will not establish the location of title lines and corners.

5. An ALTA/ACSM Land Title Survey

An ALTA/ACSM Land Title Survey is a survey that addresses "specific needs, peculiar to title insurance matters, which require particular information for acceptance by title insurance companies when said companies are asked to insure title to land without exception as to the many matters which might be discoverable from survey and inspection and not be evidenced by the public records." The American Land Title Association (ALTA) and National Society of Professional Surveyors, a member organization of the American Congress on Surveying and Mapping (ACSM), jointly established details and criteria for standards regarding these types of surveys. An ALTA/ACSM Land Title Survey will either be considered a Retracement Survey or an Original Survey. The Indiana Statute governing these two types of surveys will still be met when performing an ALTA/ACSM Land Title Survey. Attached is a copy of "Table A" that includes additional specific items that are optional and may be required on an ALTA survey.

John H. Stephens, R.L.S., Inc.

Boundary, Topographical, Route and ALTA/ACSM Land Title Surveys
Subdivision Design, Industrial Surveys, Municipal Surveys, Construction Staking

AMERICAN LAND TITLE ASSOCIATION (ALTA) TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: The items of Table A 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 6, there may be a need for an interpretation of a restriction. The surveyor cannot make a certification on the basis of an interpretation or opinion of another party. Items 16, 17 and 18 are only for use on projects for the U.S. Department of Housing and Urban Development (HUD).

If checked, the following optional items are to be included in the ALTA/ACSM LAND TITLE SURVEY, except as otherwise negotiated:

1. _____ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by an existing monument or witness to the corner.
2. _____ Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s).
3. _____ Flood zone designation (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent, by scaled map location and graphic plotting only.)
4. _____ Gross land area (and other areas if specified by the client).
5. _____ Contours and the datum of the elevations.
6. _____ List setback, height, and floor space area restrictions disclosed by applicable zoning or building codes (beyond those required under paragraph 5d of these standards). If none, so state. The source of such information must be disclosed. See "Note" above.
7. _____ (a) Exterior dimensions of all buildings at ground level
 (b) Square footage of:
 _____ (1) exterior footprint of all buildings at ground level
 _____ (2) gross floor area of all buildings; or
 _____ (3) other areas to be defined by the client
 _____ (c) Measured height of all buildings above grade at a defined location. If no defined location is provided, the point of measurement shall be shown.
8. _____ Substantial, visible improvements (in addition to buildings) such as billboards, signs, parking structures, swimming pools, etc.
9. _____ Parking areas and, if striped, the striping and the type (e.g. handicapped, motorcycle, regular, etc.) and number of parking spaces.
10. _____ Indication of access to a public way on land such as curb cuts and driveways, and to and from waters adjoining the surveyed tract, such as boat slips, launches, piers and docks.
11. _____ Location of utilities (representative examples of which are shown below) existing on or serving the surveyed property as determined by:
 _____ (a) Observed evidence

19 North Wabash Street, Wabash, Indiana 46992
Office Telephone: 260-563-8800
Cell: 260-388-5663
[email: jhstephens1953@gmail.com](mailto:jhstephens1953@gmail.com)

John H. Stephens, R.L.S., Inc.
*Boundary, Topographical, Route and ALTA/ACSM Land Title Surveys
Subdivision Design, Industrial Surveys, Municipal Surveys, Construction Staking*

ALTA TABLE A (Continued)

- _____ (b) *Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information)*
- *railroad tracks and sidings;*
 - *manholes, catch basins, valve vaults or other surface indications of subterranean uses;*
 - *wires and cables (including their function, if readily identifiable) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all crossmembers or overhangs affecting the surveyed premises; and*
 - *utility company installations on the surveyed premises.*
12. _____ *Governmental Agency survey-related requirements as specified by the client.*
13. _____ *Names of adjoining owners of platted lands.*
14. _____ *The distance to the nearest intersecting street as designated by the client*
15. _____ *Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies may be utilized as the basis for the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g. the potential accuracy and completeness of the data gathered thereby) with the title company, lender and client prior to the performance of the survey and, (b) place a note on the face of the survey explaining the source, date, relative accuracy and other relevant qualifications of any such data.*
16. _____ *Observable evidence of earth moving work, building construction or building additions within recent months.*
17. _____ *Any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.*
18. _____ *Observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
19. _____