ALTA Table A Reference Sheet

Need help customizing your ALTA survey?
At Exacta, we guide you through the process to choose the right scope of services for your project — whether for development, financing, or due diligence. Our team is ready to support you every step of the way. Reach out to your Exacta representative to get started.

Item 1: Monuments Placed
Visible markers are set at your property's corners to clearly define boundaries — helpful for fencing, development, or resolving disputes.

Item 2: Address
Your property's address is shown directly on the survey for consistency across all documents.

Item 3: Flood Zone Classification
Identifies if your property is in a FEMA-designated flood zone, supporting insurance requirements and development planning.

Item 4: Gross Land Area
Shows the total land size in square feet or acres to aid valuation, zoning, or project design.

Item 5: Vertical Relief (Topography)
Adds elevation contours to show grade changes, supporting drainage, grading, or site design. We can help you decide if you need this level of detail.

Item 6: Zoning and Setbacks
Lists local zoning classifications, setback lines, and restrictions, like building heights or parking requirements. If you have a zoning report, we can help integrate it.

Item 7: Exterior Building Dimensions
Outlines the footprint of any on-site buildings — often used for leasing, appraisal, or site layout.

Item 8: Substantial Site Features
Depicts visible features such as signage, trash enclosures, or retaining walls for compliance and site planning.

Item 9: Parking Spaces
Counts and categorizes parking spaces, including ADA-accessible spots, to support zoning, leasing, and site use planning.

Item 10: Party Walls
Identifies shared walls and legal access agreements with neighboring properties, especially relevant for urban or tight-access sites.

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: When any of the first twenty (20) items of Table A are selected, the exact wording of and fee for any selected item may be negotiated between the surveyor and client. Note that some items may be required by state statute, administrative rule, or local ordinance, in which case they must be included pursuant to Section 3.B. Any additional items negotiated between the surveyor and client must be identified as 21(a), 21(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 21.

If checked, the following optionalitems are to be includedin the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1.____Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless alreadymarked or referenced by existing monuments or witnesses in close proximity to the corner.
2.____Address(es) of the surveyed propertyif disclosed in documents providedto or obtained by the surveyor, or observed while conducting the fieldwork.
3.____Flood zone classification (with proper annotation based on federalFlood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
4.____Gross land area (and other areas if specified by the client).
5.____Vertical relief with the sourceof information (e.g., ground survey, aerialmap), contour interval, datum, with originating benchmark, when appropriate.
6.____(a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed propertyare set forth ina zoning report or letter provided to the surveyorby the client or the client's designated representative, list the aboveitems on the plat or map and identify the date and source of the report or letter.
___(b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not requirean interpretation by the surveyor; graphically depict those requirements on the plat or map and identifythe date and source of the report or letter.
7.____(a) Exterior dimensions of all buildings at ground level.
(b) Square footage of:
____ (1) exterior footprint of all buildings at ground level.
____ (2) other areas as specified by the client.
____(c) Measured heightof all buildings above gradeat a location specified by the client. If no location is specified, the point of measurement shall be identified.
8.____Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features requiredpursuant to Section5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
9.____Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearlyidentifiable parking spaceson surface parkingareas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.
10.___As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties
11.___Evidence of underground utilitiesexisting on or serving the surveyed property(in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
___(a) plans and/or reports provided by the client (with reference to the sources of information)
___(b) markings coordinated by the surveyoror client pursuantto a private utility locate request.
Note to the client, insurer, and lender – With regard to Table A, item 11, information from thesources checked above will be combined with observed evidenceof utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact locationof underground featurescannot 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.

Patty Aiken - Business Development Executive
301-904-0153 | patty.aiken@exactaland.com
www.exactaland.com

Item 11: Utility Evidence
Locates visible above-ground utility features (meters, manholes, power poles). We can discuss if you need additional underground utility locates for a complete picture.

Item 12: Government Coordination
Typically required for HUD-financed projects or those properties subject to Federal oversight (i.e., Bureau of Land Management or other government agencies.)

Item 13: Names of Adjoiners
Lists names of adjacent property owners from public records. If this is already in your title report, we can help assess whether to include it.

Item 14: Distance to Nearest Intersection
Measures distance to the nearest street intersection, often used for access planning or underwriting.

Item 15: Aerial Overlay (Orthophotography)
Adds aerial imagery to your survey for a clearer, more intuitive site view. We can help determine if this is useful for your project.

Item 16: Observed Site Use or Construction
Notes recent visible site work, grading, or construction — helpful for due diligence and understanding recent changes.

Item 17: Proposed Right-of-Way Changes
Shows planned street or access changes from local agencies that could affect your site.

Item 18: Offsite Easements
Depicts legal rights (like access or utilities) crossing neighboring parcels that benefit your site. If your site depends on access through someone else's land, we can review these together in your title documents.

Item 19: Professional Liability Insurance
Confirms the surveyor carries required coverage. Add it when proof is requested by a lender, attorney, investor, or company.

Item 20: Potential Encroachments
Identifies encroachments, including over the boundary lines, right-of-ways, easements, and setbacks. Note physical access between adjoining parcels without the benefit of an easement.

12.___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 the client's designated representative.
13.___Names of ownersof adjoining properties according to currenttax records. If more than one owner, identify the first owner's name listed in the tax records, followed by "et al."
14.___Distance to the nearest intersecting street.
15.___Features, other than the boundarysurvey portion of an ALTA/NSPS Land Title Survey and the location of features in close proximity to a boundary or other title or relevant setback line, may be shown using imagery; however, the surveyor must:
(a) agree with the client in writing on imagery to utilize, including source, date, and/or version of imagery, and licensing costs and requirements,
(b) discuss the ramifications of such practices (e.g., the potential accuracy, precision, and completeness of the imagery gatheredthereby) with the insurer, lender, and client prior to the performance of the survey, and
(c) place a note on the face of the surveyexplaining the source, date, precision, and other relevant qualifications of any such imagery.
16.___Evidence of recentearth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17.___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 sidewalkconstruction or repairs observed in the process of conducting the fieldwork.
18.___Pursuant to Sections5 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.
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, unless required by the jurisdiction.
20.___When observed in the process of conducting the fieldwork or otherwise identified in the process of preparing the survey the following conditions and potential encroachments must be summarized in a table and indicated on the face of the plat or map. Without expressing a statement of legal opinion or an opinion as to ownership, the table must identify the physical conditions and provide a means by which the conditions can be readily located on the face of the plat or map by a reviewer; however, this table may not be a comprehensive list of all concerns shown on the plat or map of the survey.

- Potential encroachments over boundary lines onto the surveyed propertyfrom adjoining property and onto adjoining property from the surveyed property.
- Potential encroachments into rights of way and easements for which written documentation of the existence of such rightsof way and easements was provided to or obtained by the surveyor pursuant to Section 4.
- Potential encroachments of front, side or rear setbacks, but only when the setback requirements specific to the surveyed property were provided to the surveyor pursuant to Table A item 6(a) or 6(b) or provided in recorded documents.
- Physical access between adjoiningparcels without benefitof an easement for which written documentation of the existence of such easement was provided to or obtained by the surveyor pursuant to Section 4.
- Use of adjoining parcelsby apparent occupantsof the surveyed property without benefit of an easement for which written documentation of the existence of such easement was provided to or obtained by the surveyor pursuant to Section 4.

KEY: = Included as Standard by Exacta
All other items are Optional – Talk with your Rep