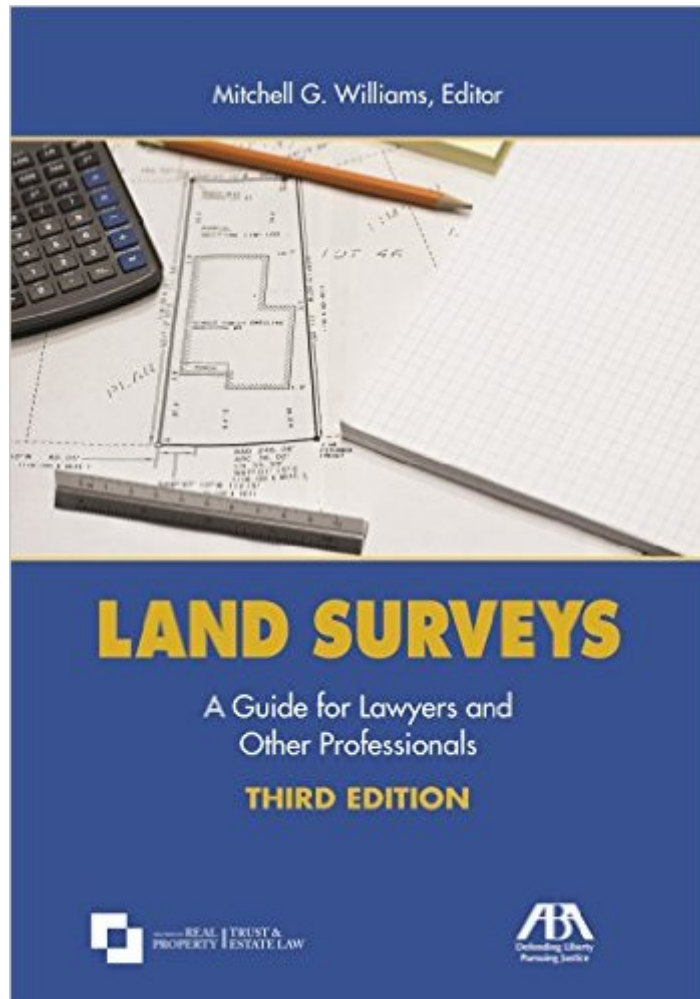


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Land Surveys: A Guide For Lawyers And Other Professionals



Synopsis

Complete and accurate land surveys are of fundamental importance in nearly all real estate transfers, yet they are one of the least understood elements in the transaction. A land survey provides the only efficient and reliable means of delineating a property's physical limits and recording the improvements. *Land Surveys: A Guide for Lawyers and Other Professionals* provides practical guidance from experts in all related fields, including real estate law, title insurance, surveying, civil engineering, and real estate lending. It is a must-have not only for real estate lawyers, but for bankers and other professionals whose work involves the transfer, sale or securitization of property. *Land Surveys* addresses recent critical developments in the area, including an analysis of the 2011 ALTA/ACSM Land Title Survey requirements and the significant advances in surveying technology, particularly in the Global Positioning System (GPS) which allows greater precision in measurement at a lower cost. Other topics include: When a survey is needed and the various types of surveys; What to look for in a survey map; Minimum standard requirements; certification and codes of practice; The relationship between surveys and title insurance; The surveyor as expert witness; Reading, interpreting, and writing land descriptions; Record research; The National Flood Insurance Program and mapping floodplains; Licensure, responsibilities, and ethical considerations; Technological change, including the use of GPS and aerial photography, and its impact on surveying.

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