

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:

(X – Denotes American Surveying & Mapping Standard Table A Items.)

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. This item is subject to local jurisdictions that have specific requirements for setting monuments such as California and Washington. The settings of monuments in these states may require a plat submittal review and approval process, which would require additional negotiations.
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. X Location of utilities (representative examples of which are shown below) existing on or serving the surveyed property as determined by:
- X (a) Observed evidence
- _____ (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 cross-members 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. X Names of adjoining owners of platted lands.
14. X 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. X 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. X Observable evidence of site use as a solid waste dump, sump or sanitary landfill.
19. X (If Applicable) If the subject property is comprised of more than a single parcel description, then a note will need to be added to the survey stating: "The parcels contained in the legal description are contiguous without any gaps, gores or overlaps". If the parcels are not contiguous without any gaps, gores or overlaps, it must be referenced on the survey.
20. X (If Applicable) All the lands described in the legal description contained in schedule "A" of the title commitment which are not part of the " Fee Simple" or the "Lease Hold" parcels must be graphically depicted on the survey. Unless otherwise negotiated, the survey is limited to the fee simple and lease hold parcels.
21. _____