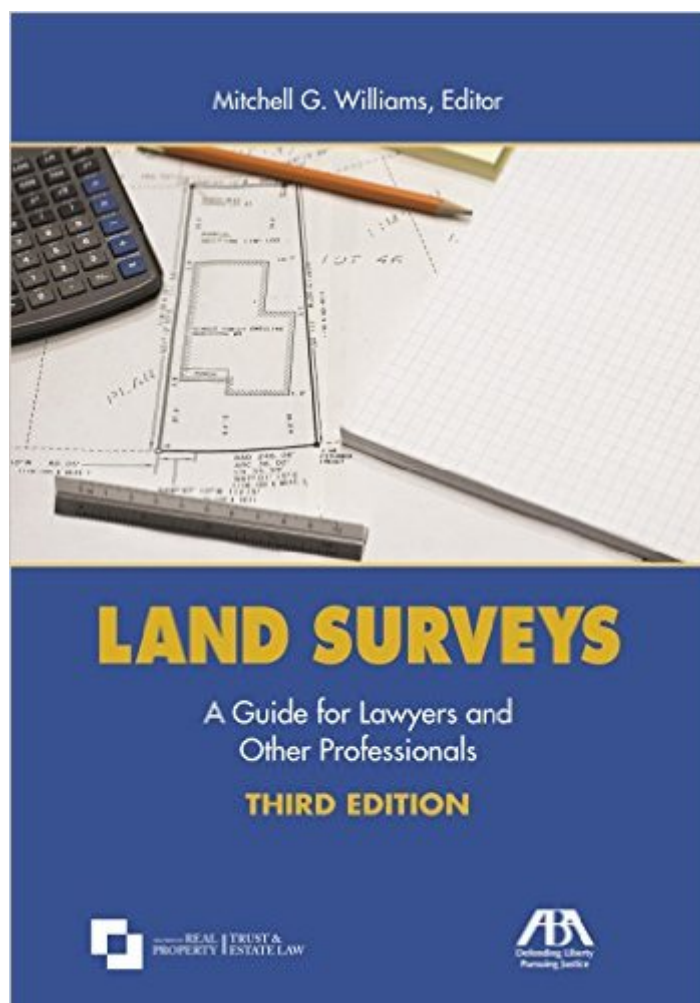


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# Land Surveys: A Guide For Lawyers And Other Professionals



## 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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