

January 2017



ALTA Surveys

Alternate Measures for Large Properties – Optional Table A Item 15



For surveys of large properties such as coal mines, forest lands, ski resorts, wind tower or solar farms, recreational/mobile home parks, or golf courses, it may be beneficial to consider Optional Table A Item 15. Requesting this item often benefits the ordering party with both cost savings and shorter time frames to complete the survey work. Item 15 permits the surveyor to utilize alternative technologies and/or procedures where ground measurements are not otherwise necessary to locate improvement features on the surveyed property.

The surveyor may look to rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile scanning and other similar products, tools or technologies as the basis for reporting the location of certain features. These technologies **DO NOT** apply to reconciling and reporting the boundary of the surveyed property, only to the interior improvements. The surveyor still must adhere to the Surveying Standards and Standard of Care in Section 3 of the [Minimum Standard Detail Requirements](#) regarding the boundary of the surveyed property.

When considering this item, all parties involved must share an understanding in regard to the completeness and precision of the data being gathered and reported on the plat map or survey. The surveyor will have to state a qualification to the ALTA/NSPS Standards regarding the precision of the location of the features reported by these alternative methods usually in a notation on the plat or map. Another important point pertains to the date of the provided technology utilized. Will the data be collected in real time or is the surveyor relying on an aerial photo that is two years old?

Open conversation between the surveyor and the parties relying on the survey should take place at the onset of the project, not after the survey has been provided. It should be noted that the cost savings are typically realized **ONLY**

on large format properties. For other, smaller, properties the survey fees and timing for **ON THE GROUND** survey work would be less than the cost associated with engagement of these alternative methods. Additionally, when Item 15 is requested and agreed upon, several other Table A Items would not be applicable, such as Items 7a, 7b1, 7b2, 7c, 8, 9, 10a, 10b, 11, and 18.

Call us at 800-787-8397 or [check out our survey page for more information](#).

Zoning

Wait...Where's the Zoning Report?!

Most commercial real estate transactions require some type of zoning information for use by the surveyor, lender or title company. In order to avoid delays in your transaction it is best to allow two to three weeks within your due diligence time frame for completion of a standard zoning report. An average report takes about 10-15 business days to finalize, including project set-up, property research, document retrieval, municipality response to questions and follow-up, survey comparison, site analysis, report writing and review.

Should time not permit the standard turnaround time of a full report, and if you only need basic zone and district requirements for your surveyor, [request a Bock & Clark ZIP report](#). A ZIP typically can be completed in five business days or less.

Need a better snapshot of your property but can live without municipality documents and in-depth research? [A Bock & Clark Executive Summary \(ESL\) report generally takes about a week to complete](#) and, in addition to the information included in the ZIP, the ESL includes a comparison of current zoning district requirements to the existing conditions as noted on the most recent ALTA survey.

[Visit our zoning page](#), or give us a call for more information on how we can be of assistance for all of your zoning due diligence needs.

Bock & Clark News and Upcoming Events

- Laura Hengle will be attending the [CREW Network Leadership Summit](#) to be held in Hollywood, Calif. Feb. 9-10. Bock & Clark is a national, gold level sponsor of CREW Network.
- Come visit Bock & Clark's booth at the upcoming [MBA CREF Multifamily Housing Expo](#) to be held in San Diego Feb. 19-22. Stop by and say "hello" to Jim Brown and Tim Kidd and leave your card for a chance to win.
- Jim Brown will be attending the [ICSC OH/KY/IN/MI/PA Retail Development & Law Symposium](#), Mar. 2-3 in Columbus, Ohio. Bock & Clark is a sponsor of this event.

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