

What is an ALTA /NSPS?

An ALTA/NSPS survey can include a number of important pieces of information pertaining to the property. Land surveys are commonly used to resolve and avoid land disputes as well as plan for future construction or land use. Land surveys are also helpful in determining the value of a piece of land.

Key elements of a land survey typically require verifying the physical existence of the property, the relationship of the property to adjoining owners, the relationship of occupied lines to recorded lines, the location of physical improvements, any unrecorded easements, and other facts not of record. When presented to a title insurer, a land survey allows for a deletion of the standard survey exception from a title policy.

There are various survey types, depending upon the ultimate need of the client. The most common types include:

- Boundary Survey (documenting the parameters of the parcel)
- As-Built Survey (used to locate construction improvements)
- Topographic Survey (used to establish elevations on the parcel)
- Construction Layout Survey, and more.

Is important because it **provides an accurate representation of a property's boundaries**. This type of survey is often used when buying or selling a property, as it provides a detailed map of the property that can be used to ensure that the buyer is getting what they are paying for.

Call to schedule your ALTA /NSPS today!

Now that you know what an ALTA /NSPS is and why it's important, give us a call at Ford, Armenteros & Fernandez, Inc.

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We will be happy to assist you with your ALTA /NSPS, as well as with any of your other Land Survey and Consulting needs.

