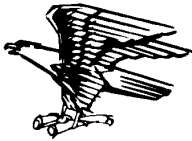


Accuracy Standards for ALTA-ACSM Land Title Surveys

**AMERICAN
LAND TITLE
ASSOCIATION**



as adopted by



American Land Title Association

American Congress on Surveying & Mapping

and

National Society of Professional Surveyors

1999

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Introduction

These Accuracy Standards address Positional Uncertainty and Minimum Angle, Distance and Closure Requirements for ALTA-ACSM Land Title Surveys. In order to meet these standards, the Surveyor must assure that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. If the size or configuration of the property to be surveyed or the relief, vegetation, or improvements on the property will result in survey measurements for which the Positional Uncertainty will exceed the allowable Positional Tolerance, the surveyor must alternatively apply the within table of “Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA-ACSM Land Title Surveys” to the measurements made on the survey or employ, in his or her judgment, proper field procedures, instrumentation and adequate survey personnel in order to achieve comparable results.

The lines and corners on any property survey have uncertainty in location which is the result of (1) availability and condition of reference monuments, (2) occupation or possession lines as they may differ from record lines, (3) clarity or ambiguity of the record descriptions or plats of the surveyed tracts and its adjoiners and (4) Positional Uncertainty.

The first three sources of uncertainty must be weighed as evidence in the determination of where, in the professional surveyor’s opinion, the boundary lines and corners should be placed. Positional Uncertainty is related to how accurately the surveyor is able to monument or report those positions.

Of these four sources of uncertainty, only Positional Uncertainty is controllable, although due to the inherent error in any measurement, it cannot be eliminated. The first three can be estimated based on evidence; Positional Uncertainty can be estimated using statistical means.

The surveyor should, to the extent necessary to achieve the standards contained herein, compensate or correct for systematic errors, including those associated with instrument calibration. The surveyor shall use appropriate error propagation and other measurement design theory to select the proper instruments, field procedures, geometric layouts and computational procedures to control and adjust random errors in order to achieve the allowable Positional Tolerance or required traverse closure.

If radial survey methods are used to locate or establish points on the survey, the surveyor shall apply appropriate procedures in order to assure that the allowable Positional Tolerance of such points is not exceeded.

Definitions:

“Positional Uncertainty” is the uncertainty in location, due to random errors in measurement, of any physical point on a property survey, based on the 95% confidence level.

“Positional Tolerance” is the maximum acceptable amount of Positional Uncertainty for any physical point on a property survey relative to any other physical point on the survey, including lead-in courses.

Computation of Positional Uncertainty

The Positional Uncertainty of any physical point on a survey, whether the location of that point was established using GPS or conventional surveying methods, may be computed using a minimally constrained, correctly weighted least squares adjustment of the points on the survey.

Positional Tolerances for Land Title Surveys

0.07 feet (or 20mm) + 50ppm

Application of Minimum Angle, Distance and Closure Requirements

The combined precision of a survey can be statistically assured by dictating a combination of survey closure and specified procedures for an ALTA/ACSM Land Title Survey. ACSM, NSPS and ALTA have adopted the following specific procedures in order to assure the combined precision of an ALTA/ACSM Land Title Survey. The statistical base for these specifications is on file at ACSM and available for inspection.

American Congress on Surveying and Mapping
Minimum Angle, Distance and Closure Requirements for Survey Measurements
Which Control Land Boundaries for ALTA-ACSM Land Title Surveys
(Note 1)

Dir. Reading of Instrument (Note 2)	Instrument Reading Estimated (Note 3)	Number of Observations Per Station (Note 4)	Spread From Mean of D&R Not To Exceed (Note 5)	Angle Closure Where N=No. of Stations Not To Exceed	Linear Closure (Note 6)	Distance Measurement (Note 7)	Minimum Length of Measurements (Notes 8, 9, 10)
20" <1'> 10"	<u>5" <0.1'> N.A.</u>	2 D&R	5" <0.1'> 5"	10" \sqrt{N}	1:15,000	EDM or Doubletape with Steel tape	(8) 81m, (9) 153m, (10) 20 m

Note (1) All requirements of each class must be satisfied in order to qualify for that particular class of survey. The use of a more precise instrument does not change the other requirements, such as number of angles turned, etc.

Note (2) Instrument must have a direct reading of at least the amount specified (not an estimated reading), i.e.: 20" = Micrometer reading theodolite, <1'> = Scale reading theodolite, 10" = Electronic reading theodolite.

Note (3) Instrument must have the capability of allowing an estimated reading below the direct reading to the specified reading.

Note (4) D & R means the Direct and Reverse positions of the instrument telescope, i.e., Urban Surveys require that two angles in the direct and two angles in the reverse position be measured and meaned.

Note (5) Any angle measured that exceeds the specified amount from the mean must be rejected and the set of angles re-measured.

Note (6) Ratio of closure after angles are balanced and closure calculated.

Note (7) All distance measurements must be made with a properly calibrated EDM or Steel tape, applying atmospheric, temperature, sag, tension, slope, scale factor and sea level corrections as necessary.

Note (8) EDM having an error of 5mm, independent of distance measured (Manufacturer's specifications).

Note (9) EDM having an error of 10mm, independent of distance measured (Manufacturer's specifications).

Note (10) Calibrated steel tape.