



BIRCHWAYSM
TITLE AGENCY

What Kind of Survey Do You Need?

The purchase of commercial real estate can be complicated and involves a significant investment. Survey-related issues like boundary disputes and unrecorded easements can affect the value of your property and how you can use it and are also extremely expensive to resolve. A land survey ensures you are getting exactly what you are paying for and that your lender has the appropriate collateral for its investment. The primary survey options for a commercial real estate transaction in Ohio are listed and described below.

ALTA/NSPS SURVEY

- National standards set by American Land Title Association and National Society of Professional Surveyors ensuring a universal standard for survey requirements regardless of where the survey is ordered or performed.
- Offers the highest accuracy showing boundary lines and access to the subject property, as well as all monuments set or found. Can also be used to write a new legal description.
- Can detail other improvements through use of Table A items. Your legal counsel and/or survey professionals can help you determine what Table A items are required or appropriate for your transaction. For a list of Table A items, see our ALTA/NSPS Survey Table A Items brochure.
- Will always show Schedule B items included in the title commitment and any found during the surveyor's research process.
- Preferred by most lenders as it provides the strongest survey for title exception and, given its high standards, lowers the lender's risk.
- Can be used in court.
- Has a longer turnaround time and costs significantly more than a commercial mortgage location survey.

COMMERCIAL MORTGAGE LOCATION SURVEY

- Only used in Ohio. Other states have similar products but there is no standardization for these survey requirements across states.
- Provides a graphic depiction of property lines as described in the recorded deed. Does not provide an in-field calculated survey of the land.
- Confirms the property described by the deed is what is transferring as part of a real estate transaction.
- Boundary lines are not determined, so this survey cannot be used to make decisions about property improvements or defend boundary line disputes.
- Shows major improvements and encroachments with approximate accuracy of +/- 1/2 foot.
- Can be used to remove the survey exception on title policies if permissible by the affected parties.
- Not a legal document. Cannot be used in court.
- Can show Schedule B items included in the title commitment upon request.
- Less stringent requirements allow for lower cost and faster turnaround time.

THINGS TO CONSIDER, SO LET'S TALK MORE



**YOUR PLANS FOR THE
PROPERTY**



TIMING IN THE CONTRACT



COST

