

Preface

It has been ten years since the second edition of this book appeared. A lot has changed, and much has remained the same.

The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys have been revised twice, first in 2005 and more extensively in 2011. The ALTA forms of title insurance policies were extensively revised in 2006. There have been significant changes in surveying technology, particularly in the Global Positioning System which allows greater precision in measurement at a lower cost.

But people still fight over the location of their property lines and encroachments, and existing parcels continue to be subdivided into smaller lots and legal descriptions have to be written. Lawyers still hear their clients complain about getting a new survey: after all, the building didn't move, I have title insurance, and so forth. But as you will see from the articles in this book, new surveys still matter in sales and purchases of real property and in the financing of those sales and purchases.

Thirteen of the articles that follow appeared in the second edition, but nearly all of them have been extensively revised and updated to reflect the changes in the last ten years. There are also thirteen new articles: they include an analysis of the new 2011 ALTA/ACSM minimum survey standards coauthored by the chairman of the Liaison Committee that drafted them, the role of aerial photography in surveying, the National Flood Insurance Program, and "how to" articles on reviewing survey maps.