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GEOGRAPHIC INFORMATION CENTER
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***** EXAMINATION *****

MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS

1. **The abbreviation ALTA means the:**
 - a) American Land Title Association
 - b) Association of Land Title Associates
 - c) Alabama Land Title Association
 - d) American Land Title Assessors

2. **The abbreviation ACSM means the:**
 - a) Association of Colorado Surveyors and Mappers
 - b) Assessors, Certified Surveyors, and Mappers
 - c) American Congress on Surveying & Mapping
 - d) None of the above

3. **The abbreviation NSPS means the:**
 - a) Nova Scotia Professional Surveyors
 - b) National Society of Professional Surveyors
 - c) National Society of Private Surveyors
 - d) None of the above

4. **The ALTA survey represents a clear understanding between:**
 - a) the surveyor and his client
 - b) the title company and their client
 - c) the title company and the surveyor
 - d) All of the above

5. **An ALTA survey shall include the surveyor's:**
 - a) company president name
 - b) name
 - c) affiliated company
 - d) All of the above

6. **An ALTA survey shall include the surveyor's**
 - a) home and office address
 - b) address
 - c) address listed in his state roster of land surveyors
 - d) address listed in his state association of land surveyors

7. **An ALTA survey shall include the surveyor's**
 - a) telephone number
 - b) fax number
 - c) beeper number
 - d) e-mail address
8. **An ALTA survey shall include the:**
 - a) signature of any professional surveyor in the surveying company
 - b) signature of the professional land surveyor who made the survey
 - c) signature of the surveying company secretary
 - d) a notarized signature of a professional land surveyor
9. **An ALTA survey shall include the surveyor's:**
 - a) company certificate of authorization number
 - b) registration number and the certificate of authorization number
 - c) registration number
 - d) None of the above
10. **An ALTA survey shall include the:**
 - a) date the field work was completed
 - b) date the office work was completed
 - c) only a or only b
 - d) the date the survey was completed
11. **An ALTA survey shall include:**
 - a) the date of all revisions
 - b) the date of the latest revision
 - c) the first date and last date of revision
 - d) None of the above
12. **The caption of the ALTA survey shall be:**
 - a) Property Survey
 - b) Minimum Standards Property Survey
 - c) Table A ALTA Land Survey
 - d) ALTA/ACSM Land Title Survey
13. **The accuracy standards have been jointly adopted by:**
 - a) ACSM and the BLM
 - b) NSPS and the BLM
 - c) HUD and FEMA
 - d) ALTA and NSPS
14. **The title company shall provide the land surveyor:**
 - a) the address of the purchaser's attorney
 - b) copies of the record description of the property
 - c) current tax rates
 - d) the name of the lending institution

15. **The title insurance company shall provide the land surveyor:**
 - a) the property tax rate
 - b) the real estate agent's company
 - c) covenants affecting the property
 - d) All of the above

16. **The latest revision of the ALTA Standards is:**
 - a) 2006
 - b) 2005
 - c) 2003
 - d) 1999

17. **The minimum linear closure for an ALTA Land Title Survey is:**
 - a) zero
 - b) no longer specified in the 2005 ALTA standards
 - c) 1:25,000
 - d) 1:50,000

18. **ALTA Surveys shall be drawn to:**
 - a) a convenient scale
 - b) 1 inch = 20 feet
 - c) 1 inch = 30 feet
 - d) no scale if noted

19. **The graphic scale shall be shown in:**
 - a) any unit such as chains, varas, or rods
 - b) feet
 - c) meters
 - d) either b or c or both b and c

20. **An ALTA survey shall include a:**
 - a) magnetic north arrow
 - b) grid north arrow
 - c) north arrow
 - d) All of the above

21. **Symbols shall be identified in:**
 - a) the contract
 - b) the deed to be recorded
 - c) the legend
 - d) Any of the above

22. **The title insurance company shall provide the land surveyor:**
 - a) record easements
 - b) the amount of the realtor's commission
 - c) the name of the purchaser's bank
 - d) None of the above

23. **The angular closure shall not exceed:**
- a) 5 seconds times the number of angles
 - b) 10 seconds times the number of angles
 - c) 5 seconds times the square root of the number of angles
 - d) Angular closure is not addressed in the 2005 ALTA standards
24. **The number of observations per station is:**
- a) Positional Uncertain of all points
 - b) Relative Positional Accuracy has not been exceeded
 - c) Positional Tolerance is sufficient
 - d) None of the above
25. **The 'Positional Uncertainty' is:**
- a) the uncertainty in elevation
 - b) the uncertainty in the geoid
 - c) the uncertainty in location
 - d) All of the above
26. **Positional Uncertainty is:**
- a) due to blunders
 - b) due to random errors in measurement
 - c) the amount of cumulative errors in a series of measurements
 - d) None of the above
27. **Positional Tolerance is the:**
- a) not addressed in the 2005 ALTA standards
 - b) same as Positional Uncertainty
 - c) the opposite as Positional Uncertainty
 - d) None of the above
28. **To control error propagation, the surveyor shall use:**
- a) proper instruments
 - b) proper field procedures
 - c) appropriate geometric layout of control and traverse
 - d) All of the above
29. **Beside theodolite and EDM, the following is acceptable for location:**
- a) radial survey
 - b) plane table survey
 - c) subtense bar
 - d) None of the above
30. **The minimum size of a plat is:**
- a) 8 1/2 inches by 11 inches
 - b) 11 inches by 14 inches
 - c) 12 inches by 18 inches
 - d) 24 inches by 36 inches

31. **Any difference in recorded distances from the measured distances:**
- a) will require the surveyor to prorate all other distances
 - b) shall be shown on the boundary of the survey plat
 - c) will require the surveyor to adjust the ppm control on his EDM
 - d) None of the above
32. **Any difference in recorded bearings from the measured bearings:**
- a) will require noting the difference of the two bearings
 - b) shall be noted in a certified letter to the purchaser's attorney
 - c) will require the surveyor to measure again all angles
 - d) All of the above
33. **The bearings on the plat shall read around the boundary:**
- a) always as called for in the title company's description
 - b) always as recorded in adjoining plats and deeds
 - c) in any convenient direction
 - d) None of the above
34. **A local track association's path crosses the surveyed property.**
- a) The latest ALTA standards don't require showing it on your plat
 - b) Ask the owner's attorney if he wants it shown on your plat
 - c) Notify the closer in order to resolve the situation
 - d) None of the above
35. **Positional uncertainty is based on a:**
- a) 50% confidence level
 - b) 65% confidence level
 - c) 80% confidence level
 - d) 95% confidence level
36. **The positional tolerance for land title surveys is:**
- a) 0.05 feet + 20 ppm
 - b) 0.05 feet + 40 ppm
 - c) not addressed in the 2005 ALTA standards
 - d) decided by the title company closing officer
37. **A land title survey may be made in the office if:**
- a) another surveyor's plat can be updated with a signature only
 - b) two or more surveyors have previously surveyed the property
 - c) an affidavit is signed by the owner
 - d) None of the above
38. **The plat of survey should be oriented:**
- a) so that the street in front of the property reads left to right
 - b) so that north is at the top of the drawing
 - c) so that the entrance to the residence faces the bottom of the drawing
 - d) Any of the above

39. **The curve information on a boundary line shall show:**
- a) the length and radius of each curve
 - b) the length and central angle of each curve
 - c) the chord length and the central angle of each curve
 - d) the chord, tangent, and radius of the curve
40. **The bearing base should:**
- a) always refer to astronomic north
 - b) always refer to grid north
 - c) show astronomic north and magnetic north
 - d) refer to some well-fixed line
41. **The purpose of having a bearing base is to:**
- a) not change the bearings in the existing description
 - b) change the bearings in the existing description
 - c) easily re-establish the differences between record & measured bearings
 - d) None of the above
42. **When the record description fails to mathematically close:**
- a) the surveyor should omit the recorded bearings
 - b) the surveyor should omit the recorded distances
 - c) the surveyor should omit the recorded bearings and distances
 - d) the surveyor should indicate the misclosure on his plat
43. **The distances from the property corners to the nearest street:**
- a) should be indicated only
 - b) should be indicated and verified
 - c) should be verified only
 - d) None of the above
44. **Recorded streets abutting the premises but not physically opened:**
- a) shall be shown and so noted
 - b) need not be shown since it was never opened
 - c) need not be shown since it is outside the property
 - d) None of the above
45. **For non-platted adjoining land, the plat shall show:**
- a) the names of adjoining owners only
 - b) the recording information of adjoining owners only
 - c) both a and b
 - d) both a and b if requested by the client in Table A
46. **All monuments outside the property should be shown if:**
- a) the surveyed property premises are dependent on those monuments
 - b) they agree with recorded measurements to the surveyed property
 - c) they fit on the plat
 - d) All of the above

47. **If there are no buildings on the property, then the plat shall note:**
- a) nothing if not requested in Table A
 - b) 'No buildings'
 - c) 'No improvements'
 - d) Either b or c
48. **The proper street number shall be shown:**
- a) only if requested in Table A
 - b) only where available
 - c) only if requested by the title examiner
 - d) only if requested by the purchaser
49. **The location of all buildings shall be made:**
- a) perpendicular to the property lines
 - b) on the extension of the building line
 - c) to the nearest property corner
 - d) Any of the above
50. **If an easement provided to the surveyor cannot be located:**
- a) ignore it
 - b) place it outside the property with no dimensions to it
 - c) place it in the nearest street
 - d) a note should be made on the plat
51. **Rivers bordering the property should be shown:**
- a) if recorded in previous documents
 - b) only if they are navigable
 - c) always
 - d) only if a flood is not in progress
52. **Vicinity maps should be shown:**
- a) at a scale of less than one inch equals one mile
 - b) if the title examiners request it
 - c) if requested in Item 2 of Table A
 - d) Any of the above
53. **Contour lines should be shown if:**
- a) there is over five feet difference in grade across the property
 - b) the property is in the flood plain
 - c) requested in Item 5 of Table A
 - d) the purchaser requests a topographic map
54. **For platted adjoining land, the plat shall show:**
- a) the names of adjoining owners only
 - b) the recording information of adjoining owners only
 - c) both a and b
 - d) both a and b if requested by the client in Table A

55. **Handicapped designated parking spaces should be shown:**
- a) if requested by the purchaser
 - b) if requested in Item 9 of Table A
 - c) if requested by the purchaser's architect
 - d) Always
56. **Curb cuts and driveways should be shown:**
- a) if requested by the purchaser
 - b) if requested in Item 10 of Table A
 - c) if requested by the purchaser's architect
 - d) Always
57. **The location of recorded easements should be shown:**
- a) if requested by the purchaser
 - b) if requested in Table A
 - c) if requested by the purchaser's architect
 - d) Always
58. **Lakes covering a part of the property surveyed should be shown:**
- a) if requested by the purchaser
 - b) if requested in Table A
 - c) If requested by the purchaser's architect
 - d) Always
59. **Stricter requirements by the State Board of Surveyors shall be noted:**
- a) if requested by the purchaser
 - b) if the property is located in two states
 - c) if requested in Item 12 of Table A
 - d) if requested by the mortgage company
60. **The flood zone designation of the property surveyed should be shown:**
- a) if requested in Item 3 of Table A
 - b) If requested by the flood control agency for future development
 - c) Always
 - d) if requested by the purchaser

This course includes the review of two plats.

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*** ANSWER SHEET *** U106 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS	STATE BOARD	COURSE NO.	VALUE
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I hereby certify that I studied the course materials, and the above answers are my own. No other person has helped me to complete this exam.

 Signature Date

 Printed or typed name

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State + Professional Land Surveying registration number _____

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NC (North Carolina) + Land Surveying Registration Number _____

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