

Why Choose a Professional Land Surveyor?

A Professional Land Surveyor renders a highly technical service in compliance with applicable laws, regulations, codes and court decisions set forth by local, county, state and federal authorities.

Because of the special skills and complexities involved in surveying land, Missouri statutes limit the practice to only those surveyors duly licensed by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects (APEPLSPLA).

In order to protect the public from inferior land surveying, the "Missouri Standards for Property Boundary Surveys" have been established. These standards describe recommended procedures for a survey and the information to be provided to the client.

- 1 Consider the qualifications of a number of Professional Land Surveyors that appear to be capable of meeting the requirements of the proposed survey.
- 2 Select from these surveyors, two or three that you believe to be best qualified. Interview them separately, explaining fully the proposed service and carefully examine the qualifications of the surveyor, without discussion of cost.
- 3 List the surveyors in order of desirability, taking into account reputation, experience, availability of personnel, timeliness and any other pertinent factors.
- 4 Choose one deemed most desirable and then agree on a mutually satisfactory fee.
- 5 In the event an agreement cannot be reached on the fee, dismiss the firm and negotiate with the next one on the list, and so on, until a surveyor is selected.

For More Information

To Obtain Record Information:

Recorded plats, deeds, easements, etc., can be obtained from the County Recorder of Deeds or your title company. Highway plans may be obtained from the Missouri Department of Transportation. Utility information may be obtained from local utilities. The State Land Surveyor also maintains a repository for recorded plats, original government surveys, railroad plats, and recorded surveys.

For additional facts or standards regarding land surveying or Professional Land Surveyors contact:

- ◆ State Land Surveyor, 573-368-2300
- ◆ Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects, 573-751-0047

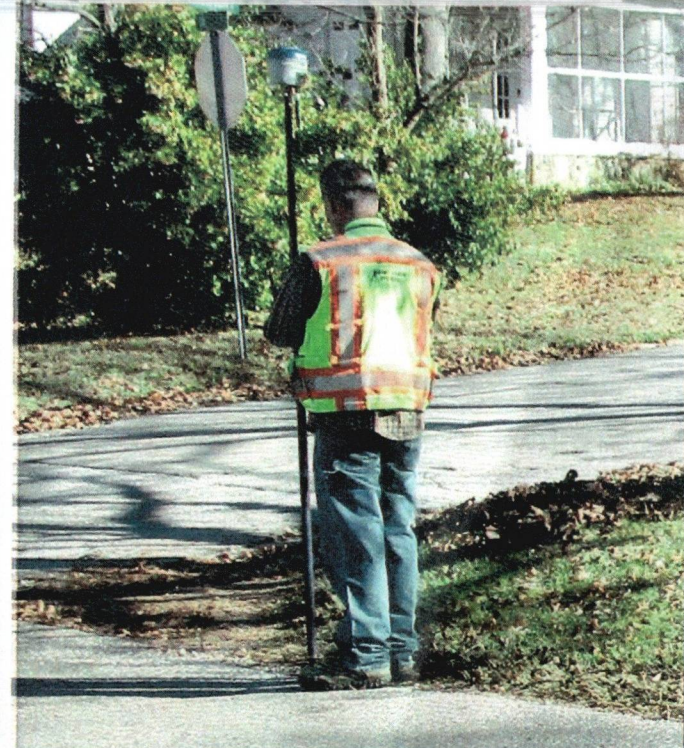


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Before You **Buy** *Sell* **Divide** or **BUILD** Consult a **Professional Land Surveyor**

An informative brochure about survey types, when they are needed, authorizing and recording them and selecting a surveyor.



Types of Surveys

Boundary Survey*

For the typical landowner there are three types of boundary surveys; the lot survey, the metes and bounds survey, and the aliquot part survey. The type of survey needed is determined by how the property is described and recorded on the landowners general warranty deed. Regardless of how the property is described, all surveyors must be diligent in researching the record to find old surveys and deeds that will give the surveyor insight into where the property lines were intended to be located. All surveys require the land surveyor to do enough measuring: to determine if existing markers are at the proper location of the corner, to restore missing corners to their original location, or to reestablish corners that have become lost over the passage of time. Restored and reestablished corners will be marked to current state standards, and measurements will be made to current accuracy standards. The landowner will receive a survey drawing depicting which corners are found, which corners are set and the measurements between the corners.

Lot Survey*

The most common type of boundary survey is a lot survey. Lots are described as a single parcel number, created by the survey, platting, and recordation of a subdivision plat.

Metes and Bounds Survey

Many times metes and bounds parcels were created without the benefit of a recorded survey, sometimes without any type of survey. This leads to the land surveyor spending extra time completing research and field work.

Aliquot Part Survey

These are generally larger, agricultural, parcels of land based upon the original government township plat that divided the public lands into 640 acre sections, with 36 sections per township. The further subdivision of the section is described as aliquot, or equal parts. Once the corners of the original government survey that define the section of land are recovered, restored, or reestablished, the section is subdivided into aliquot parts.

Subdivision Survey*

This type of survey divides a larger parcel of land into smaller parcels or lots. The land surveyor is required to survey the boundary of the parent tract, and produce a plat that shows the subdivision of the parent tract including new streets, easements and how the new lots are distributed throughout the parent tract. This plat must be recorded in the local Recorder of Deeds Office. Subdivisions must meet other requirements set forth by local and state government agencies.

Topographic Survey

A graphic representation of the natural and man-made physical features of the land such as fences, buildings, utilities, hills, valleys, streams, lakes, roads, etc. This type of survey may be used for mapping, engineering, architectural and construction projects.

Plot Plan and Stake Out

This type of survey is to ensure that a proposed house or structure is constructed in the proper location, and not over an easement or building set back line. Stakes are set in the field denoting the location of the proposed building. A survey drawing is produced indicating the proposed location of the structure in relation to the property, easement and setback lines.

Foundation Survey

Similar to the Plot Plan Survey described above it may be required by some lending agencies, title companies or escrow agents before final disbursement of construction loans. This type of survey locates the existing foundation on the property to guarantee to the lender that the foundation is actually on the property and not encroaching on easements or building lines.

Surveyor's Real Property Report

This is a **report** on the location of improvements and a cursory check for encroachments onto or from the subject property based on existing evidence. This **does not** constitute a boundary survey and is **subject to any inaccuracies that a subsequent boundary survey may disclose**. Property corners are not set, and the **report should not be relied upon for building fences, structures or other improvements**. No warranty of any kind is extended therein to the present or future owner or occupant. This type of report must be performed in compliance with the "Missouri Standards for Surveyor's Real Property Report".

ALTA/NSPS (American Land Title Association/National Society of Professional Surveyors) Land Title Survey

This is the most comprehensive type of survey and improvement location. It covers all the aspects of a boundary survey and improvement location and identification of any additional evidence of possession or use which could be adverse to the interests of the purchaser. This type of survey is most commonly performed on commercial property.

**Indicates type of survey that must be performed in compliance with the "Missouri Standards for Property Boundary Surveys."*

When is a Survey Needed?

- ✓ Prior to purchasing land to ensure what you are buying
- ✓ Prior to installing a fence, building a house, or other types of construction
- ✓ Prior to dividing land into smaller parcels or when adjusting boundaries or consolidating parcels
- ✓ When you sell a parcel of land not previously surveyed
- ✓ To verify amount of land assessed for taxes
- ✓ When you think someone has encroached on your land

How Much Should it Cost?

The cost of a survey depends on many factors:

- \$ Type of survey required
- \$ Existing terrain and land conditions
- \$ Amount of information supplied by owner
- \$ Surveyor's knowledge of the area
- \$ Availability of record information
- \$ Existing monumentation
- \$ Liability incurred by Land Surveyor

Because of the varying conditions and requirements, it will be difficult to determine the exact fee in advance. However, based on general experience, the Surveyor can usually furnish an approximate cost. The lowest fee is not always in the best interest of the client or the Land Surveyor. A well prepared land survey will be the least expensive part of your total land investment cost.

Should my Survey be Recorded?

It is not necessary to record each and every boundary survey. There are provisions in the law requiring certain surveys to be made of record, such as subdivision surveys and any survey that creates a new parcel. Should any party to the survey desire, the survey drawing can be taken to the local Recorder of Deeds Office, and made part of the public record. It must be signed and sealed by the Professional Land Surveyor.