

Types of Property Surveys

BOUNDARY SURVEY:

A survey of the property boundary according to the description in the recorded deed. Interior improvements (buildings, drives, etc.) are not located. Any improvements along the boundary affecting the title to the property are located (fences, drives, utilities, sheds, other buildings, streets, etc.). Missing corner markers are replaced. A map showing boundaries and improvements along the boundaries is prepared.

LOCATION SURVEY:

A boundary survey with the additional location of all interior improvements. May be required for the acquisition of a loan.

TOPOGRAPHIC SURVEY:

A survey locating improvements and topographic features (elevations of the land, embankments, contours, water courses, roads, ditches, utilities, etc.). Can be used in conjunction with a Location Survey to prepare a Site Design Map, a Subdivision Map, or an Erosion Control Plan.

SITE PLANNING SURVEY:

A survey that uses a boundary and topographic survey as a base to design future improvements, such as designs for a house, residential subdivision, shopping center, highway, etc.

SUBDIVISION SURVEY:

A survey for construction and recording that often includes a topographic survey of a parcel of land to be divided into two or more tracts, lots or estates. Can also be used for site design of lots, streets and drainage.

CONSTRUCTION SURVEY:

A survey that includes horizontal and vertical grading, slope staking, and final as-built surveys. Buildings, roads, walls, utilities, etc. are staked out.

ALTA/ACSM SURVEY:

A detailed survey sometimes required by lending institutions. Requests for this survey must be in writing and included with all of the deeds and easements affecting the property, along with deeds to adjoining properties. A list of items to be located as noted in the ALTA/ACSM publication is optional.

GPS SURVEY:

A survey that uses portable receiving antennas to gather data transmitted from satellites that calculate the positions of objects on earth. This process is very accurate and can be used to locate streets, homes, buildings, utilities, water and sewer systems, etc. Can also be used for future planning, preservation, and development.

Your Professional Land Surveyor will help you determine the type of survey that will best meet your needs



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