

Types of SURVEYS

Lot Survey*

This is a survey of a lot in a recorded subdivision. Corners should be marked in accordance with existing state standards, and the owner receives a drawing depicting what corners were set and what corners were found.

Boundary Survey*

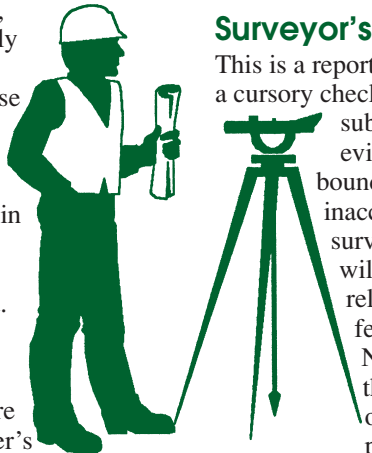
These surveys are normally described by Metes and Bounds and may require extensive research of adjoining deeds, original government surveys, highway plans, etc. A Boundary Survey usually requires field work on neighboring lands to verify or find existing monumentation. Because many deeds were prepared in an office and not actually surveyed, it may require extra research and field work to determine the property lines. The corners should be marked in accordance with existing state standards, and the owner receives a drawing depicting what corners were set and what corners were found.

Subdivision Survey*

This type of survey divides existing parcels into smaller parcels. These types of surveys are required to be recorded at the County Recorder's office and must also meet all requirements of government agencies.

Topographic Survey

Although these are generally performed by a Professional Land Surveyor, other professionals, such as Engineers and Architects may also complete them. These types of surveys are graphic representations of physical features of the land depicting natural and man-made features, such as fences, buildings, utilities, hills, valleys, streams, lakes, roads, etc. They can be performed by field ground methods or by aerial photographic methods. The preciseness of this type of survey depends on what it is to be used for. These surveys should be completed in conjunction with a "Boundary Survey" (which can only be performed by a Professional Land Surveyor) to show lines of possession.



Plot Plan and Stake Out

This type of survey may be required by local authorities or you may require it to ensure that a proposed house or structure is constructed in the proper location and not over an easement or building set back line. A drawing may be required showing the proposed building location. Stakes are set in the field denoting the location of the proposed building.

Foundation Survey

This type of survey is required by some lending agencies, title companies or escrow agents before 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. No property corners will be set, and it should not be used or relied upon for the establishment of any fence, structure or other improvement. 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/ACSM (American Land Title Association/American Congress on Surveying and Mapping) 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 Minimum 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
- ✓ 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 I have it Recorded?

It is not necessary to record a lot survey or all boundary surveys, but should you desire, it can be recorded at the County Recorder's office. It must be signed and sealed by the Professional Land Surveyor. All subdivision plats and boundary surveys that create a new parcel must be recorded.