

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.

All surveys require the Professional Land Surveyor to diligently research records, historical documents, deeds, old surveys and all other evidence to determine if existing markers are at the proper location of the corner, to restore missing corners to their original location, or to re-establish corners that have become lost over the passage of time. Because of the special skills and complexities involved in performing these tasks, 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.

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 a client.

* Text taken from and provided as a public service by MSPS. Photos property of Anderson Survey Company.

TYPES OF SURVEYS

Lot Survey *

Lots are described as single parcels created by a survey, the subdivision plat and the subsequent recordation of that plat.

Metes & Bounds Survey *

Many times, metes and bounds parcels were created without the benefit of a recorded survey, and sometimes without any type of survey at all. This type of survey usually requires extensive research and field work.

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 also meet other requirements set forth by local and state government agencies.

Topographic Survey

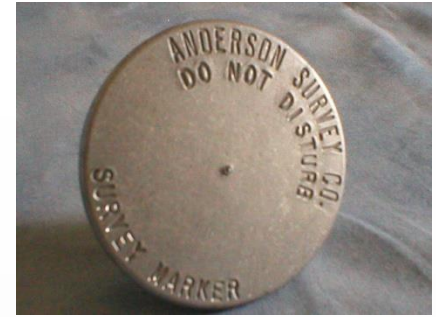
This is a graphic representation of the natural and man-made physical features of the land such as fences, buildings, utilities, hills, valleys, streams, lakes, roads, etc. A topographic survey is generally used for mapping, engineering, architectural and construction projects.

Plot Plan & Stake Out

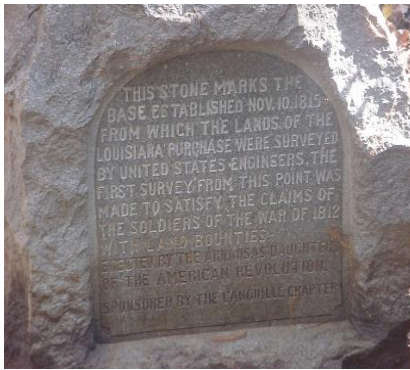
This type of survey is performed to ensure that a proposed house or structure on a lot is constructed in the proper location and not encroaching upon easements or building set back lines. Stakes are set in the field denoting the location of the proposed structure and a drawing is produced indicating proposed location.

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

This is the most comprehensive type of survey. It covers all aspects of a boundary survey, includes improvement locations and the 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."



WHAT ARE THE FACTORS THAT DETERMINE COST?

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



WHEN IS A SURVEY NEEDED?

- *Prior to purchasing land to ensure what is being bought
- *Prior to installing a fence, building a house, or other types of construction
- *Prior to dividing land into smaller parcels
- *Prior to adjusting boundaries or consolidating parcels
- *When a parcel of land is sold that was not previously surveyed
- *To verify amount of land assessed for taxes
- *When there is belief someone has encroached upon your land



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 be made part of the public record. It must be signed and sealed by the Professional Land Surveyor.

WHAT IF I NEED MORE 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, and 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, contact the State Land Surveyor at: 573.368.2300 or the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects at: 573.751.0047.

