

LAND SURVEY TERMS

- **Aerial Photometric Survey** – A topographical survey created by using ground control points and aerial photographs.
- **ALTA/ACSM Survey** – A boundary survey that is prepared to American Land Title Association or American Congress of Surveying and Mapping standards to accurately depict the boundary configuration, record easements and improvements affecting the property. Usually done on commercial or industrial properties.
- **As-built Plans** – Plans showing the actual conditions as they are rather than as they were designed or proposed.
- **Base Mapping** – Mapping of essential outlines and additional geographical or topographical data may be placed for comparison or correlation. Shows the significant existing physical features of an area, i.e., streets, rivers, parks, railroads, etc., and serves as a foundation for all subsequent mapping.
- **Boundary Line Survey** – This survey establishes or reestablishes a boundary line on the ground and is commonly used by residential customers who are installing fences, constructing buildings or additions, or simply want to know where their property lines are.
- **Construction Stakeout** – Construction stakeout involves establishing ground survey points for proper positioning of the conceived project. It involves the interpreting of plans and the layout of the project to fit the site as designed, which can range from a single house to staking-out a complete network of streets, roads, and utilities for both multi-residential and commercial subdivisions.
- **Deed Plotting** – Using the description of a property from within a deed, the boundaries of a piece of land are plotted to see the shape of the property.
- **FEMA Flood Elevation Certification** – Certificates, which contain elevation information for the different floors of a building and the outside grades, are generally required to obtain flood insurance for homes. The certificate will list what flood zone the building is located in as defined by the flood insurance rate maps prepared by the federal government.
- **GIS Survey** – Geographic Information System (GIS) technology can be used for scientific investigations, resource management and development planning. GIS can produce graphics on the screen or on paper to convey the results of analyses to personnel making decisions about various projects and programs.
- **GPS – Global Positioning Survey** – A survey using Global Positioning Systems (GPS) allow capture of 3D points which are tied back to the national GPS network. These can supplement topographic survey for large scale surveying or construction work.
- **House/Building Stakeout** – This involves interpreting construction plans and helping contractors to build according to design.
- **Legal Descriptions** – This is used to describe the location of land in legal documents, such as a deed to a property. In the written transfer of real property, it is universally required that the instrument of conveyance include a written description of the property.

- **Monumentation** – Placement of concrete monuments usually defining subdivision boundaries and subdivision roads.
- **Mortgage / Spot Survey** – A survey submitted to the mortgage lender and/or title insurer giving proof that the building(s) and/or other improvements are actually located on the land covered by the legal description in the mortgage. They do not establish property corners or property lines and may not be used for building purposes.
- **Percolation Test Locations** – A test of soil performed to determine if the soil will absorb and drain water adequately for the disposal of sewage through a septic system.
- **Property Corner Placement** – Recovering or setting corner markers may be needed to alert a property owner to encroachments or assist in boundary disputes or to determine placement of pools, sheds, additions or other applications.
- **Residential Lot Survey** – There are times a homeowner needs to know the limits of the property, whether when in the process of purchasing the home, at the request of a mortgage provider or when constructing a home addition, installing a fence, pool or back yard.
- **Route Survey** – A survey for the design and construction of linear projects, such as roads and pipelines.
- **Title Research** – Sometimes needed when purchasing a home, a parcel of land or a foreclosure property. Information returned from this research includes current property owner, the method of conveyance used for transferring, existing mortgages, outstanding liens or judgments against the property, tax information, easements, rights-of-way, title holder, record of deeds and refinances.
- **Topographical Survey** - The main purpose of this survey is to show the existing physical features of the land such as ground relief and location of natural and man-made features and is often used for site plans and engineering.
- **Utility Survey** – Location of utilities above and those buried below ground using a variety of equipment.
- **Wetlands Survey** – A survey to verify the already determined boundaries of an area of wetlands.