

Survey/Boundary Survey

A Land Survey or a Boundary Survey is a specialized map of a specific property created to determine and establish boundary locations, building locations, physical features, and other items of regional importance. Simultaneously, a professional land survey serves as an important legal document which specifies existing monumentation with reference to property boundaries.

Producing a land survey is a meticulous procedure involving analysis, research, and computation to create a digital drawing. The resulting plan will include the property size and shape, the location of any existing easements or encroachments, and a designation of ownership.

A land survey is a necessity for all responsible land development, including the construction of drives, fences, walls, or buildings. Using the services of a Professional Land Surveyor, for staking and grading the locations of said improvements, avoids encroachments upon adjoining property and subsequently, possible litigation.

Our surveys will typically include a legend to help you read the map more accurately. As we have been surveying for almost thirty years now, some of our surveys are older and may not include a legend. If that is the case, here are a few different map legends and standard abbreviations pictured below:

STANDARD MAP LEGEND					
Existing Iron Pipe	Power Pole	Hydrant	Storm Drain Manhole	Water Line	Overhead Power
Existing Iron Rod	Light Pole	Water Valve	Curb Inlet	Gas Line	Underground Power
Computed Point	Guy Wire	Water Meter	Grate or Drop Inlet	Sanitary Sewer	Underground Phone
New Iron Pipe	Phone Riser	Sanitary Manhole	Gas Valve	Storm Sewer	Centerline
Survey Control Point	Cable Riser	Clean Out	Right of Way Monu	Fence	Fiber Optic Cable
Camera Angle	Sign	Yard Inlet	Transmission Tower	Guardrail	Railroad Tracks

LEGEND	
EIP ~ Existing Iron Pipe	R ~ Radius
EIR ~ Existing Iron Rod	Ch ~ Chord Distance
NIP ~ New Iron Pipe	D ~ Dwelling
CM ~ Concrete Monument	B ~ Brick
CP ~ Computed Point	~ Controlled Access
POB ~ Point Of Beginning	MBL ~ Min Bldg Line
TBM ~ Temporary Bench Mark	P/L ~ Property Line
RCP ~ Reinforced Concrete Pipe	R/W ~ Right-Of-Way
CMP ~ Corrugated Metal Pipe	CL ~ Centerline
MH ~ Manhole	PP ~ Power Pole
HYD ~ Hydrant	F ~ Frame
S ~ Story	
DMUE ~ Drainage, Maintenance & Utility Easement	

STANDARD ABBREVIATIONS

R - Radius	EIP - Existing Iron
D-Dwelling	NIP - New Iron Pipe
Ch- Chord Distance	MBL - Minimum Bldg Line
S- Story	N/F - Now or Formerly
F-Frame	R/W - Right of Way
PP - Power Pole	YI - Yard Inlet

The symbols and abbreviations you see listed above may be some of the information you find on your property survey. The absolute minimum information provided for you will be the perimeter boundary lines, bearings and distances, structures and improvements, fences, and possible encroachments. Older maps may not include photographs of the property or may not be done in color, but should include all necessary information.

To learn more about obtaining an accurate and affordable boundary survey for your property, contact Morgan Surveying at (336) 272-8922.