

## How to Read a Property Survey

A PROPERTY SURVEY - also known as a boundary survey, plat survey or land survey - is an essential document if you are purchasing a residential or commercial building or land parcel. With a survey in hand, you can discover the boundary lines, zoning information and easements for underground utilities on and around your property. Learning to read a property survey will help you understand your rights as a landowner. The illustration and accompanying written report should include the following, where present:

- Physical and overlapping boundaries
- Water structures, such as a lake or stream
- Shared fencing, driveways or sidewalks with a neighboring property
- Roadways or driveways that are nearby
- Existing property points of entry or egress
- Structural improvements on the property
- Easements where underground water pipes, electric lines, etc., may be located.

### COMPASS

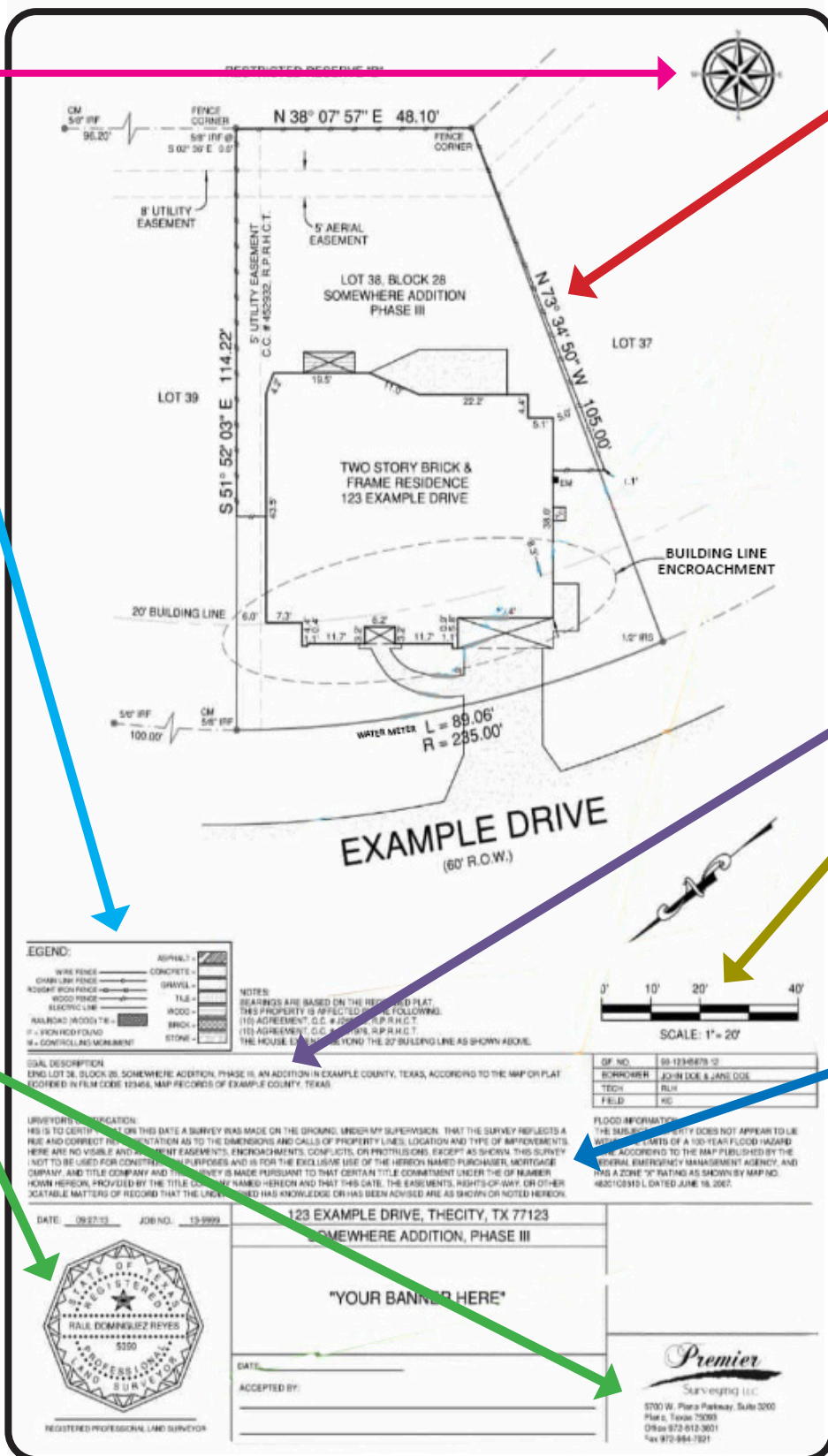
The illustration should include a compass indicating which way is north. This is often located near the legend, or separately in the corner of the illustration.

### LEGEND

The legend is usually set in the corner of a survey illustration. It contains icons which indicate important property attributes such as walls, borders, structures or utility lines. If any elements of the legend are unclear or need explanation, contact your surveyor.

### SURVEYOR NAME, INFO AND CERTIFICATE

The surveyor's certificate should be signed and dated with an embossed seal. This certificate provides a legal foundation for the survey's validity. If absent, the survey will not provide you with legal protection in a court of law.



### BOUNDARY LINES

Understand the property boundaries. Property boundaries are denoted with both bearing and distance. The bearing is a series of degrees, minutes and seconds with compass point letters before and after each element. The distance indicates how far from a given point a boundary line extends.

### PROPERTY INFORMATION SECTION

Legal description.

### SCALE

There should be a scale near the legend which indicates how distances are represented on the survey illustration.

### NOTES

Notes are found on the survey illustration and provide information pertaining to former ownership of the land being surveyed or nearby properties. A more thorough account of the property can be found in the written report.