



# QUICK TIPS ON How To Read A Land Survey





## Common Surveyor Services

**Boundary Surveys** (sometimes called mortgage survey): a process to determine property lines and define true property corners of a parcel of land described in a deed.

**ALTA Survey:** a detailed survey with strict measurement requirements and nationally-set standards specified by the American Land Title Association (ALTA). This is commonly used for commercial real estate transactions.

**Topographic Survey:** sometimes performed on vacant land. Maps the contours, relief, roughness, shape, configuration, or three-dimensional characteristics of the earth's surface.

**Improvement Location Certificate (ILC):** An ILC is not a survey, but a certificate used by mortgage or title companies to assure that the improvements to a property are not encroaching into an easement or beyond the deed lines. These are sometimes called Surveyors Location Reports or (other terms used throughout the country).



## Things to Find on your Survey

**Boundaries & Dimensions:** the property lines on a survey are clearly marked with thick dark (sometimes dashed) lines creating an enclosure. Boundary segments are measured in metric, imperial, or decimal feet units.

**Survey monuments (or survey markers):** objects, usually iron rods, hammered into the ground to mark the corners of the boundary. They are commonly represented by circles or squares that connect two segments of the boundary line.

**Encroachment:** a physical object (building, structure, retaining wall, driveways, sheds, patios, etc.) that cross over the boundary. Encroachments are potential boundary issues.

**Easements:** easements are rights to use and/or enter another landowner's property without actually possessing that portion of land. The most common easements are for utility access and right-of-ways, like shared driveways and access

routes. Right-of-ways are usually identified on the property's legal description as "subject to" (S/T) and "together with" (T/W) denoting each owner's rights.

**Buildings & structures:** buildings & structures that are shown on a survey plan help identify the shape and location of the permanent structures on the property and adjoining land.

**Fences, hedges, & walls:** fences, hedges, and walls are what property owners prominently see when they first see the perimeter of the property. They are commonly mistaken to represent the property boundaries, which can only be shown on a survey plan. Be sure to examine the fence line relative to the boundary to determine if it is accurate or not.

**Legend and Notes:** the legend contains important property attributes such as walls, borders, structures, or utility lines. It may also include definitions for the abbreviations used in the illustration of the survey. The surveyor will leave notes regarding the survey and specific issues.





## Standard Abbreviations

- **R/W or ROW** - Right of Way
- **W.F.** - Wood Fence
- **WM** - Water Meter
- **P.R.M.** - Permanent Reference Monument
- **IR** - Iron Rod
- **IP** - Iron Pipe
- **FIP** - Found Iron Pipe
- **FIR** - Found Iron Rod
- **U.E.** - Utility Easement
- **P.U.E.** - Public Utility Easement
- **D.U.E.** - Drainage/Utility Easement
- **ESMT.** - Easement
- **C.M. or CONC. MON.** - Concrete Monument
- **B.L.** - Building Line
- **BLD. COR.** - Building corner
- **FNC. COR.** - Fence Corner
- **POB** - Point of Beginning
- **POC** - Point of Commencement
- **C/L or CL** - Centerline
- **AC.** - Acres
- **S.F.** - Square Feet
- **GLO** - Government Land Office
- **N/F** - Now or Formerly
- **PL or P/L** - Property Line
- **PROP. COR.** - Property Corner
- **SUBD** - Subdivision
- **SEC** - Section
- **TWP** - Township
- **RNG or RGE** - Range





# Improvement Location Certificate

03

1

DATE: 08/22/11  
SCALE: 1" = 30'  
CREW: CFS  
DRAWN: SLN  
JOB NO. P.O. BOX 1328, CORRALES, NEW MEXICO 87048  
505.897.0000 ~ 505.898.5195 (fax)

2

IMPROVEMENT LOCATION REPORT

NOTES:  
1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN THE NOTES ON THE RECORDED PLAT.  
2. THIS IS NOT A BOUNDARY SURVEY.

3

COVERED PATIO ENCROACHES IN TO REAR SETBACK AND 10' PNM EASEMENT

LEGEND  
FND REFERENCE POINT  
FND NAIL W/SHINER "LS 9243"  
COVERED AREA  
BLOCK WALL (HT VARIES) (TYP.)  
UTILITY PEDESTAL  
FENCE / GATE

4

5

LEGAL DESCRIPTION  
LOT NUMBERED TWO (2) IN BLOCK NUMBERED ONE (1), A SUBDIVISION PLAT FOR TERRA OESTE UNIT 1, A SUBDIVISION OF UNPLATTED LANDS, WITHIN PROJECTED SECTION 16, T10N, R2E, NMPM, TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 8, 2000, IN PLAT BOOK 2000C, PAGE 307

6

THIS IS TO CERTIFY:  
TO TITLE COMPANY: FIDELITY NATIONAL TITLE COMPANY TO UNDERWRITER: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
TO LENDER: that on AUGUST 19, 2011, I, N.M.P.S. No. 4972, made an inspection of the premises situated at BERNALILLO County, New Mexico briefly described as  
PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (Include filing information if plat is filed).  
SEE LEGAL DESCRIPTION  
NOTE: Easements shown hereon are as listed in the Title Commitment provided by the Title Company. No monuments were set. This tract is subject to oil easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.  
THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE  
THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT TO REMOVE THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.  
I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:  
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate):  
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:  
3. Evidence of cemeteries or family burial grounds located on said premises (show location):  
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):  
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages:  
6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):  
7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH  
8. Is the property improved? (If structure appears to encroach or appears to violate set back lines, show approximate distances): YES  
9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH  
10. Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH  
\* NOT APPLICABLE, UNLESS SO INDICATED ON THE ABOVE SKETCH

1 Survey firm info & Date of Completion of Report

2 The type of survey and property's short legal description. This is an Improvement Location Certificate/Report, not a boundary survey.

3 The illustration shows the covered addition is an encroachment on an easement. The easement extends 10 feet from the back property line.

5 Full Legal Description

6 Surveyor Name, Signature, Seal, & Date of Completion

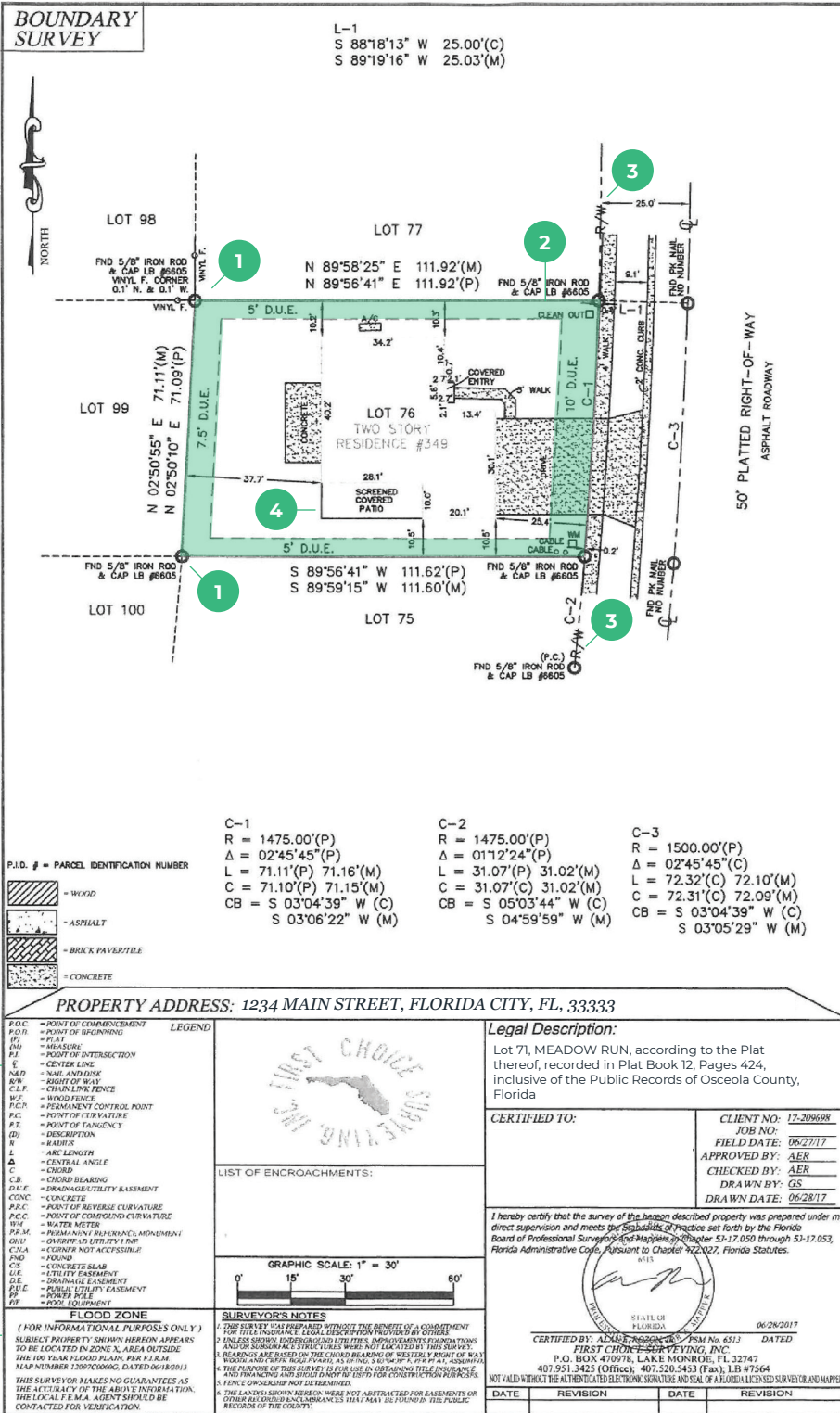
Disclaimer: Certain identifying information in this survey has been altered or redacted.





# Residential Boundary Survey

04



1 Survey Monuments

2 Drainage/  
Utility Easement  
(highlighted)

3 Right of Way

4 Two-Story Residence

5 Legend

6 Flood Zone  
Information

7 Full Legal Description

Disclaimer: Certain identifying information in this survey has been altered or redacted.

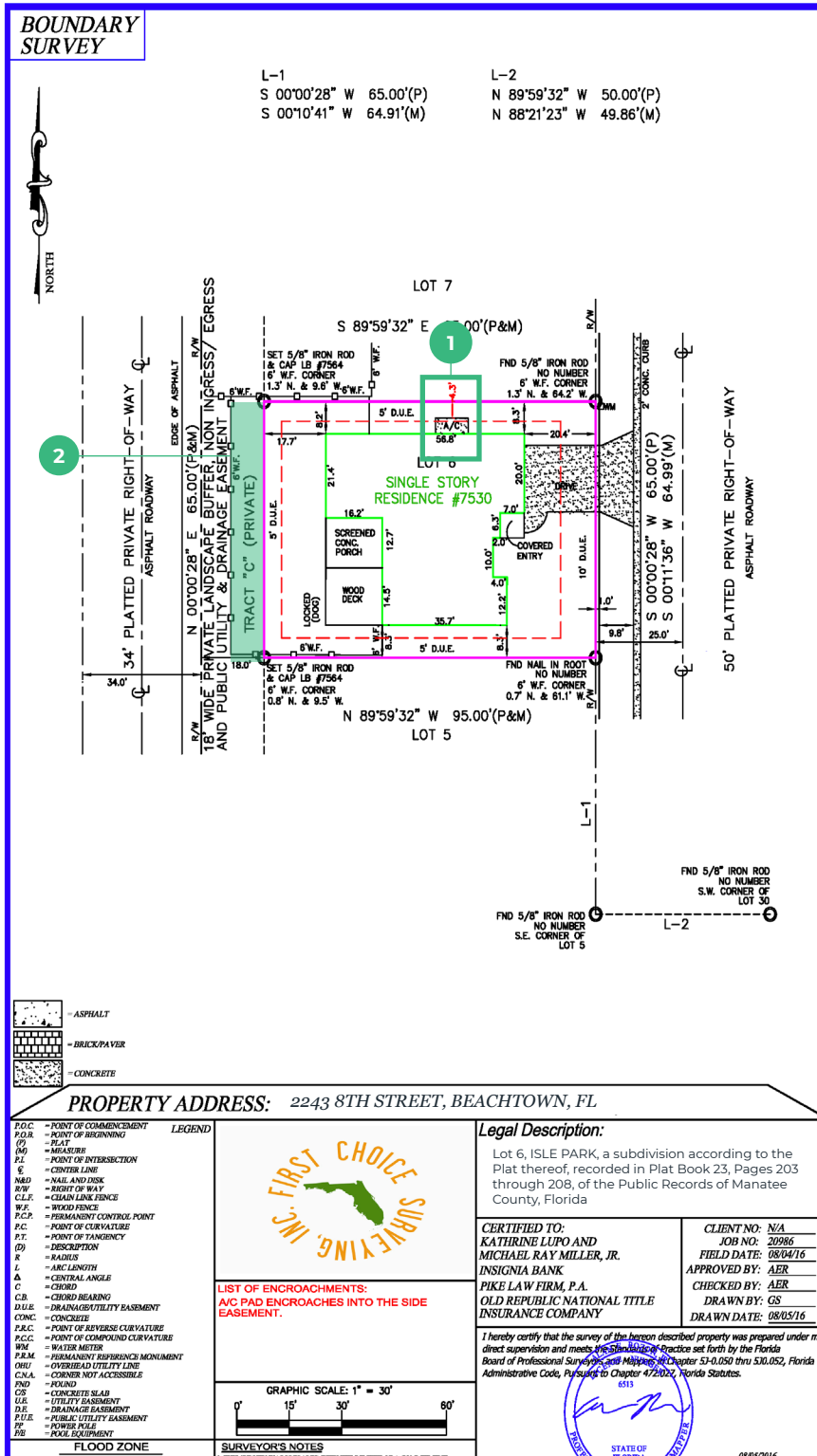


# Florida Residential Boundary Survey

05

1 Encroachment (outlined)

2 (highlighted)  
A portion of tract "c" is within the boundary of a fence but not within the boundary lines for lot 6. According to the surveyor's notes, the ownership of the fence was not determined, so the fence was not listed as an encroachment. This is a good example of how a fence may give a false impression of what a buyer is purchasing.



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