

How to Read Your Boundary Survey

A HOMEOWNER'S GUIDE

- Vicinity map**
Shows the parcel's location in the surrounding area.
- Right-of-way (ROW)**
The street is a public right-of-way.
- Bearing notation**
Direction of the line referenced to north.
- North arrow & basis**
"Basis of Bearings" tells you what north the bearings reference.

- Legend**
The key to symbols used on this drawing.

- Lot identifier**
The parcel's reference within the subdivision.

- Drainage easement**
The city has rights to access and maintain drainage here.

- Adjacent property**
Neighbor's name and deed reference for this side.

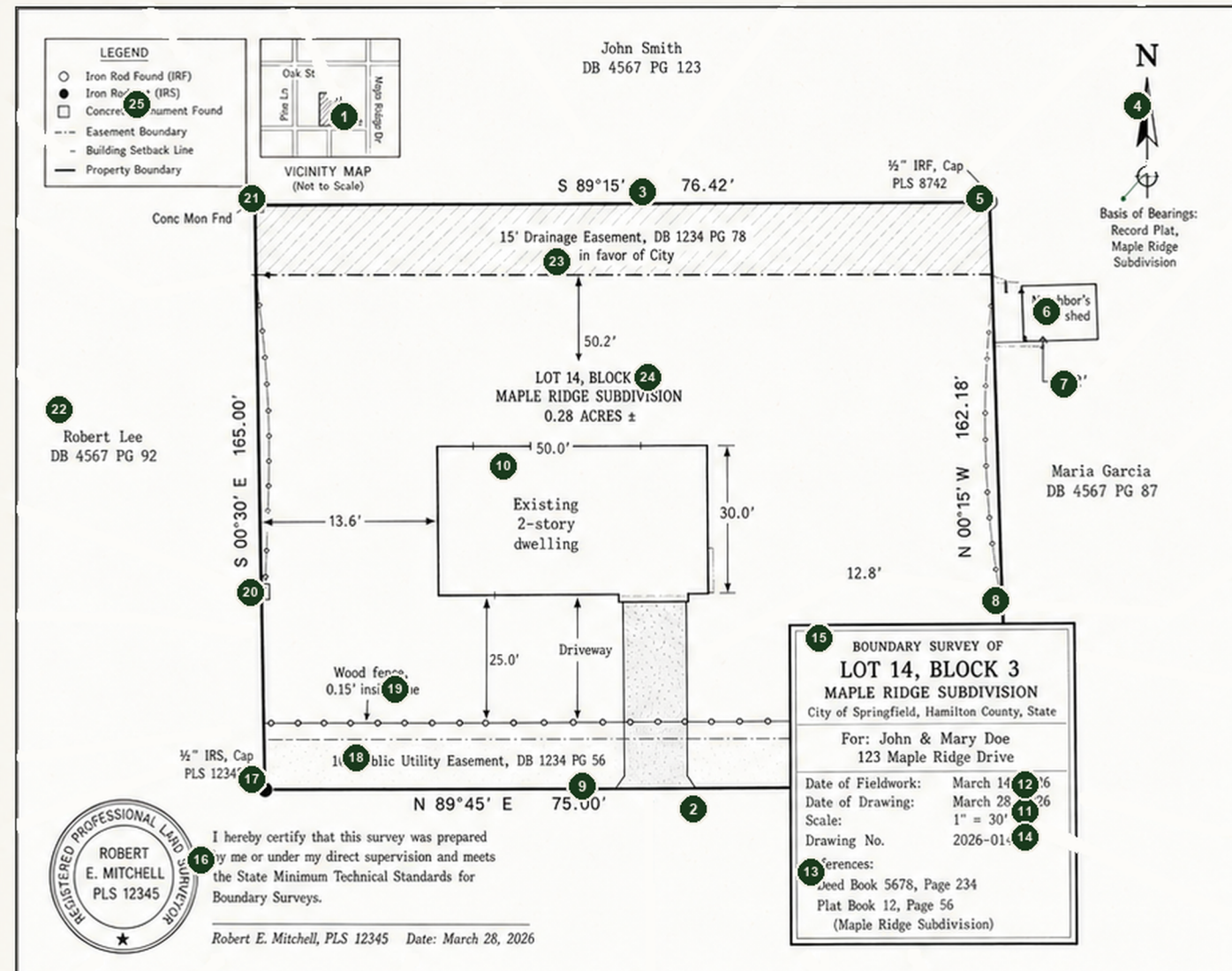
- Found concrete monument**
High evidentiary value monument.

- The parcel boundary**
The legal property line. Bearings and distances are shown for each side.

- Fence inside the line**
The fence is entirely on this property.

- Utility easement**
Utility companies have rights to install and access lines here.

- Set iron rod**
New rod set this survey, capped with this surveyor's license.



- Found iron rod (capped)**
Existing rod with cap identifying who set it.

- Encroachment shown**
Neighbor's shed crosses the line by 0.42'.

- Perpendicular tie & offset**
Standard way to measure and label an encroachment.

- Found iron rod (no cap)**
Older rod with no identifying cap.

- Distance**
Measured horizontal length in decimal feet.

- Existing dwelling**
House footprint shown for context.

- Scale (numeric & bar)**
Use the bar scale to measure distances on the drawing.

- Certification text**
The surveyor's professional certification required by state standards.

- Title block**
Identifies the parcel, parties, dates, and source documents the surveyor consulted.

- Drawing number**
Internal identifier for the surveyor's records.

- Source documents**
Deeds and plats consulted. Essential context for the boundary determination.

- Fieldwork vs drawing dates**
On-site date vs drawing date can differ.