

“SURVEYOR’S NOTES FOR PLATS”

Notes to Accompany Remarks Made on the Subject by

Dr. Richard L. Elgin, PS, PE
Rolla, Missouri

at the

Utah Council of Land Surveyors

Annual Conference
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Dr. Richard L. Elgin, PS, PE

Rolla, MO

elgin1682@gmail.com

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Caveats and Limitations

These plat notes will require editing to be applicable to your jurisdiction and your plat. Obviously not all will be applicable to each plat; some are quite use-specific. These are written around the Missouri Survey Standards. They may or may not be applicable or complete for your state’s surveying/platting standards. You are responsible for your survey. Edit and use these as you deem applicable, professional and appropriate.

Example Notes

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.

I declare that to the best of my professional knowledge and belief, this plat and survey meets the current “Missouri Standards for Property Boundary Surveys” (20 CSR 2030-16).

Dr. Richard L. Elgin, PS, PE

Rolla, MO

elgin1682@gmail.com

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Tract is classified _____ (20 CSR 2030-16.040).
[This is the MO CSR No.]

Date of field work: _____

Plat represents a survey of lands described at _____.

Plat represents original survey of tract shown. Tract is part of lands described at _____.

Dr. Richard L. Elgin, PS, PE

Rolla, MO

elgin1682@gmail.com

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The tract shown on this plat does not lie within a Flood Hazard Area according to the applicable Flood Boundary and Floodway Map published by the U.S. Department of Housing and Urban Development, Federal Insurance Administration. See FEMA FIRM Map No. _____.

Dimensions shown are measured. For record dimensions, see document(s) noted.

Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.

There may be structures and improvements located on this tract which are not shown hereon.

Dr. Richard L. Elgin, PS, PE

Rolla, MO

elgin1682@gmail.com

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Plat does not represent an "ALTA/NSPS Land Title Survey."

No statement is made concerning subsurface conditions, or the existence or nonexistence of underground or overhead containers or facilities which may affect the use or development of this tract. Environmental and subsurface conditions were not examined as a part of this survey.

Tract is zoned _____.

Dr. Richard L. Elgin, PS, PE

Rolla, MO

elgin1682@gmail.com

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Tract is wholly within the corporate limits of _____.

Vertical datum is _____.

Underground utilities exist within the limits of this tract. The location of these facilities was not within the scope of work to be accomplished by surveyor.

There may be buried utilities located on this tract.

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Rolla, MO

elgin1682@gmail.com

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The locations of underground utilities as shown hereon are based on above ground structures and as pointed out or mapped by utilities personnel. Locations and sizes of underground utilities/structures may vary from locations shown. Additional buried utilities/structures may be encountered. Buried utilities/structures shown hereon may not exist. No excavations were made during the progress of this survey to find or verify buried utilities locations.

There may be easements which affect the lands shown hereon.

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Prior to any site excavations, contact the utility companies for location of their lines. Also, State Law (RSMo Chapter 319) requires buried cable locator service be contacted prior to excavation. Call 800-DIG-RITE.

Lot arrangement shown is per instructions given to surveyor by owner. Surveyor makes no representation that lots shown meet applicable health department or DNR regulations concerning lot size, requirements, etc.

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Rolla, MO

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Surveyor has not made an assessment as to whether the sewage treatment facilities that serve this tract meet applicable health department or DNR regulations concerning location, adequacy, lot size or setback requirements.

See applicable City of _____ codes for conditions that might affect the development of this tract.

Roadway(s) or driveway(s) shown on this plat are as-found on the ground but the surveyor does not represent that this is a publicly maintained road nor that an easement for use of the accessway benefits the tract surveyed.

Dr. Richard L. Elgin, PS, PE

Rolla, MO

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The easement shown and described hereon is proposed. This easement is not conveyed nor created by virtue of this plat; a deed will need to be executed by the current owner to convey this right.

During the course of the field work, surveyor observed no evidence or markers indicating a field delineation of wetlands having been performed on lands surveyed.

Dr. Richard L. Elgin, PS, PE

Rolla, MO

elgin1682@gmail.com

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The complete extent of drainage area(s) which place surface water runoff onto this site are not shown. Downstream improvements and/or storm water conveyances which could be affected by storm water runoff from this site are not shown. Owner/designer should consider the effects of post-improvement surface water runoff onto this site and onto adjoiners.

Tract shown hereon does not represent a boundary of record nor was it created through the City of _____ subdivision review process.

Dr. Richard L. Elgin, PS, PE

Rolla, MO

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Acreage shown includes land within the right of way for _____.

The exact location and extent of the _____ drainage system is unknown to surveyor. Plans or "as-builts" were not discovered or provided.

Adjoiner information shown was acquired from _____.

This document is not valid if the surveyor's original signature and seal are not on the drawing.

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Rolla, MO

elgin1682@gmail.com

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The location of lands surveyed hereon that lie along the state's right-of-way are per the instructions given to the surveyor. Surveyor makes no representation that a MoDOT permitted entrance either exists or would be granted for the lands surveyed hereon. [Note whether or not an existing entrance was observed during the course of the survey.]

A whole different subject area: Plat notes for riparian or littoral tracts.
Navigability/Nonnavigability issues
Acreage
Affected by regulatory navigability

Dr. Richard L. Elgin, PS, PE

Rolla, MO

elgin1682@gmail.com

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These Notes Are More for ALTA Surveys

(But some could be used on conventional surveys.)

These are in no particular order.

This is an ALTA/NSPS Land Title Survey, made for the purpose “to insure title to land without exception as to many matters which might be discoverable from survey...” (ALTA Standards). This survey is not intended for site, engineering or architectural planning or design.

There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.

There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.

Dr. Richard L. Elgin, PS, PE

Rolla, MO

elgin1682@gmail.com

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In the record documents provided surveyor, there are no off-site easements that benefit the property surveyed.

At the time of field surveys, surveyor did not observe and was not made aware of any changes in street rights-of-way, nor street nor sidewalk repairs.

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The street address for the property surveyed is _____.

At the time of the field surveys, no cemeteries or burial grounds were observed.

For the lands surveyed there are no gaps, gores or overlaps between the deeds noted hereon. (A "contiguity statement.")

Only observable surface and above ground facilities or structures were field-located and shown hereon. Buried structures such as tanks, foundation footings, vaults, etc. were not searched-for and not located.

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There was no evidence of any site use as a solid waste dump, sump or sanitary landfill observed in the process of conducting the field work.

There was no evidence of waterways on or near the site observed in the process of conducting the field work.

Structures related to an irrigation system were observed on-site during the process of conducting the field work. The complete extent and location of this system is unknown to the surveyor.

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No buried utilities are shown on this plat of survey, only at-grade appurtenances to such buried utilities are shown. The location and identification of buried utilities were not within the scope of this survey project.

Parking Space Count. Regular, Handicap, Trailer, gravel and unmarked.

An Access note. Does tract have public access?

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Zoning Information

Item	Required	Observed
Minimum Lot Area		
Minimum Lot Frontage		
Maximum Building Coverage		
Maximum Building Height		
Minimum Setback Distance		
Front		
Rear		
Side		
Parking Requirements		

Some Notes for Surveys of Riparian Tracts

For the boundary survey of any riparian or littoral tract, the surveyor should include notes which explain the survey. Included here are notes intended for inland nontidal waterbodies. Except for Federal lands, riparian boundaries are very state-specific. The survey of every tract bounded by a waterbody will be different, requiring edits and expansions of these notes. They are given to promote the surveyor into thinking of notes applicable to riparian tracts.

This note is for a tract bounded by a river that is, with certainty, is either a navigable or nonnavigable river.

In this area, the _____ River is (navigable or nonnavigable). As such, the upland's title extends to the _____. [This assumes there are no exceptions affecting the upland's title.] As the river moves by the process of erosion and accretion, moving the _____ as well, the boundary line will also move, affecting the tract acreage.

This note is for a tract bounded by a river, but unknown if navigable or nonnavigable.

At this location, the navigability for title or the nonnavigability for title of _____ River is unknown. If navigable, title extends to _____. If nonnavigable, title extends to _____. The acreage shown is computed to the _____ and not either boundary mentioned above. As the river moves by the process of erosion and accretion, moving the _____ as well, the boundary will also move, affecting the tract acreage. [Modify if waterbody is a lake.]

Relating to regulations:

The lands shown hereon, adjoining the waterbody indicated, and the waterbody itself could be subject to state and/or federal regulations which affect the waterbody, use of the waterbody and perhaps these uplands.

There may be other riparian/littoral aspects of the survey for which a surveyor's note of explanation would be helpful to the owner, seller, buyer, title company or lender.

Riparian and littoral boundaries (except on Federal lands) can be very state-specific. These suggested notes will need editing for each state.