



2025

SURVEYORS'
Conference

Documentation of Boundary Evidence

Carl D. Bert, PLS

JANUARY 12-15, 2025 | HERSHEY, PA

DOCUMENTATION OF BOUNDARY EVIDENCE

Workshop 103 / 3:00 – 4:30 PM / January 13, 2025

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DISCLAIMER / BACKGROUND

- **I am not:**
 - ❖ An Attorney
 - ❖ Professor / Educator / Teacher, etc.
 - ❖ Author
 - ❖ Expert
 - ❖ Knud Hermansen

- **I am:**

- ❖ A PLS with an Associate Degree in Surveying Technology from PSU, Mont Alto in 1967 and registered in 1972.
- ❖ Founded Carl Bert & Associates in 1973 with just myself growing to a staff of 25 with multiple PLS's and PE's doing Boundary, Subdivision and Land Development projects in the Shippensburg area.
- ❖ Business is sold so no more meetings, deadlines, payroll, etc. Just me passing on what I have learned and hopefully providing footprints for others to follow.
- ❖ Passing on my ideas and practices we've used over the years and learned from others that makes sense.
- ❖ **One of only 1,614 who have an active PLS license in PA per the State Registration Board as of December 2024.**

The role of a Boundary Line Surveyor is to

DISCOVER / DETERMINE / DOCUMENT / DISCLOSE

Discover

- Discover What's on Paper
- Discover What's on the Ground

Determine

- Make a Determination based on what you Discovered

Document

- Document what you Discovered and Determined
- Leave Footprint

Disclose

- Disclose what you Determined and Discovered so others know what you did. We must both be always documenting and disclosing our findings so others can follow us 100 years from now.

WE MUST LEAVE FOOTPRINTS

BOUNDARY LINES ARE ON THE GROUND

- Let's be very clear here. **BOUNDARY LINES ARE ON THE GROUND, IN THE FIELD, AND NOT ON PAPER.**
- The plans & documents are to point & guide others to that Boundary Line on the ground and it is clearly our responsibility to clearly mark that Boundary Line in the field.
- **NEVER / EVER MARK A BOUNDARY LINE IF YOU ARE NOT A PLS WITH FIRST HAND KNOWLEDGE OF THE SOURCE AND CERTIFY ITS ACCURACY**

PARTICIPANTS

- I recognize we have many levels of participants in age and exposure to boundary surveying which makes this difficult.
 - ❖ Those who know little about Boundary Surveying.
 - ❖ Those in the middle with “some” Boundary Survey experience but feeling like they need more mentoring.
 - ❖ Experienced boundary line surveyors who ought to be leading this session and passing on what they know.
- The focus is to those in the middle to **help the next generation** understand & become boundary surveyors as many of us old guys are retiring, and someone needs to be taking our place.

FOCUS OF THIS SESSION

- In general, this session covers documentation of our surveys both in the field and on plans plus other documents, but it all goes and is presented together.
- How and what we need to do to document and provide “footprints” for other Surveyors to follow now that the boundary lines have been determined, at least on paper”.
- How to clearly mark in the field the location of the boundary line / corners for the benefit of the owner of the property we are surveying and all adjoining so that there is no question as to the location of the boundary line.
- Need to Disclose the determination, results, findings, etc. to anyone using our Survey Plans.
- Need to provide information to Attorneys and others to write Legal Descriptions. However, surveyors ought to be the ones writing these Descriptions.
- **It is not nor is it intended to address:**
 - ❖ Ownership of plans / documents and who has rights to use survey and associated documents.
 - ❖ Collection of field evidence
 - ❖ Making professional decisions as to the completeness, quality, applicability of evidence.
 - ❖ How to make a determination based on evidence collected.
 - ❖ Be all inclusive. Every project is different and guaranteed there will be **EXCEPTIONS or THINGS MISSED** so don't beat me up too bad.

COMMUNITY SURVEYOR

Know the Geographic Area in which you are working.

- I'm an advocate for the “Community Surveyor” as that is what most in my generation are. However, we are retiring, businesses being terminated or merging with larger, multi-office firms many times out of necessity and we are not

being replaced, which is not good for our profession. There is a need and opportunity for the Next Generation to step up and us old guys need to be proactive in mentoring and encouraging you. The bottom line is we are losing the community surveyor, which is not good, but I'm thankful & grateful to those of you in the Next Generation as you take our place and become Community Surveyors.

- The community surveyor is the one in his or her area who knows the standard practices as to how Boundary Surveys are documented both in the field and on plans as they do vary from area to area.

TYPES OF SURVEYS

- For this presentation, we are talking about all Boundary Surveys regardless of type, size and extent.
- This includes all types of plans where we have made a boundary line determination.
- These are plans where we have Sign, Sealed & Certified as correct and accurate as clearly stated in Plan Notes. Plans that were prepared completely under our control.
- The focus with this session is on documenting Boundary Surveys in the field and on plans, deeds, and documents. I've ignored what I call Property Surveys where the idea is to show "everything" related to features and affecting the use of the property which obviously needs to show all easements, etc.

DOCUMENT / DOCUMENT / DOCUMENT DISCLOSE / DISCLOSE / DISCLOSE

- The initial step with a Boundary survey is to obtain / disclose evidence via deed & plan research and collection of field evidence.
- The second step is to determine the location of the line which typically occurs in the office based on the best available evidence.
- The third step is to document and disclose that determination via:
 - ❖ Field stakeout
 - ❖ Boundary, Property & Subdivision Plans
 - ❖ Survey Reports
 - ❖ Legal Descriptions
 - ❖ Summary Reports & Recommendations to Client
 - ❖ Correspondence & verbal communication with Attorneys
 - ❖ Municipal Officials and Public Presentations of a Subdivision Plan.
 - ❖ Placing documents on public record in courthouses or municipalities.

NON-BOUNDARY SURVEY PLANS

- We have an issue when others use our plans out of our control. This deals with others using what we have disclosed either in the field or on paper. This is

where things get messy, and I'd like to hear other's opinion and how you deal with this.

- This is where boundary lines are shown on other types of plans for a good reason but does not show everything associated with determination. Plans like:
 - ❖ Land Development, Stormwater Management, PCSM, E&S, Utility plans
 - ❖ Subdivision, Site, Topographic, Record, "As- Built", Zoning Applications, Conditional Use, Sketch,
 - ❖ Construction Plans
 - ❖ Etc., Etc., Etc.
- Lines used for building, cell towers, construction stakeout, etc.
- Quite frankly, I don't have an answer, but I see this as a concern.

NAMES FOR SURVEYS / PLANS

- Our determinations / disclosures occur on plans under different names that appear to vary from area to area. Following is how we have named plans:
 - ❖ **BOUNDARY SURVEY**
 - ✓ Deals only with a retracement of an existing property to provide a new Metes & Bounds Description, confirm or reestablished corners and lines. Likely includes encroachments.
 - ✓ There is no subdivision or municipal approval required.
 - ✓ Does not show physical features, easements, utilities, etc.
 - ✓ In general, deals only with Boundary lines.
 - ❖ **PROPERTY SURVEY**
 - ✓ Same as a Boundary Survey but adds physical features, utilities, easements, etc.
 - ✓ In general, everything that affects, encumbers or restricts the use of property.
 - ✓ There is no Subdivision or LDP and municipal / agency approvals required. No construction, disturbance or earthmoving proposed.
 - ✓ However, this is typically the foundation for a future Subdivision or LDP.
 - ❖ **SUBDIVISION and / or LAND DEVELOPMENT**
 - ✓ Same as a Property Survey but adds everything required of municipal / agency approvals for construction / development.
 - ❖ **OTHER SURVEYS / PLANS**
 - ✓ Obviously, there are other types of surveys / plans, but no attempt is made to address those.
- It would be great if everything related to our determinations could be shown on standalone Boundary or Property Survey plans but frequently those plans are used as the basis for Subdivision, LDP or other types of projects with the result being that our boundary determinations become secondary, lost and sometimes even questioned by municipalities in the review / approval process.
- This becomes worse with larger projects which sometimes never get approved / recorded so the boundary determination never gets on record.
- My recommendation is that there be a standalone Boundary or Property Survey

- plan issued and recorded then referenced on the Subdivision / LDP plans.
- The other way is to have a separate sheet showing all determinations in the Subdivision / LDP but only works if the Subdivision / LDP is recorded as sometimes those projects never proceed.
- It would be great if the name on a Subdivision / LDP would be Boundary Survey AND Subdivision.
- Another challenge is to control the content of the boundary info on other plans as they are frequently shown on the Engineer's plans and even with a development name which results in indexing hard to trace.
- What about an Engineer, Planner referencing our Boundary Survey when not on record or even if it is on record?
- Should we sign a Subdivision / LDP prepared by others who have shown "some" of our info?

GENERAL PLAN CONCEPTS

Following are some general thoughts / questions regards the concepts of a Boundary Survey Plan:

- Make it "look" good, professional, and like you knew what you were doing.
- Understand the purpose of the plan and make sure it serves that purpose. Purpose must be clearly stated along with what is not the intent.
- Know the end user and put yourself in their shoes. Keep in mind that you are the one who knows everything about the property and plan, not them. This is not easy to do but at least consider it.
 - ❖ Client who knows little about surveying, why you did what you did, information on a plan, how to use what is on the plan, what they should do with it. Be Forthcoming.
 - ❖ Attorneys
 - ❖ Realtors / Settlement Agents
 - ❖ Financial persons regard Mortgages
 - ❖ Appraisers
 - ❖ Tax Map personnel
 - ❖ General public via use of public records.
 - ❖ Other surveyors following in your footsteps
 - ❖ Other professions who will use information for their plans.
- Make pertinent things apparent. Do not hide things by making them too small.
- Make the plan readable after reducing and recording.
- Use appropriate line styles, boldness, fonts, etc.
- Make it clean, neat, well-arranged and planned. **NOT CLUTTERED**
- Use proper scales with blow-ups as needed.
- Do not cram in too much stuff that you miss or cannot see it. Use multiple sheets and arrange similar features on sheets.
- If the entire property is not surveyed, make sure it is clear what was and was not surveyed.
- Use an Index map to show relation to parent parcel. Show / identify exceptions and prior adverses. Make things easy for Attorneys or title personnel.
- Show Bearings & Distances bold reading clockwise in the direction they are

going as if you were driving on the boundary line (some will be upside down so there is no need for direction arrows) on the inside of the line. That's my preference.

- Show ties to all existing evidence used in determination.
- Show all evidence.
- **BOTTOMLINE IS DO WHATEVER AND HOWEVER YOU AS A PROFESSIONAL BELIEVES NEEDS TO BE DOCUMENTED AND DISCLOSED. BETTER TOO MUCH INSTEAD OF TOO LITTLE.**

FIELD DOCUMENTATION / PLAN REFERENCES

- Recommend everything here should be done after the determination has been completed so you are not marking the wrong thing.
- Highlight existing corners and lines. Identify all pertinent features on plan with a good description so there is no doubt others are finding the correct feature.
 - ❖ Use paint & flagging. Be consistent with colors, type and methods on all of your projects so other surveyors can identify you.
 - ❖ Place Iron Pins within existing stone piles, besides stones & posts.
 - ❖ Place Survey Cap on EVERYTHING you can but realizing it is not possible on many existing corners.
 - ❖ Never remove an existing corner. Locate it and reference on plan. Showing it indicates you did you due diligence to find it and for some reason did not "hold" or use it. In some situations, state the reason on plan.
- Set features and identify on plan with a good description so there is no doubt others are finding the correct feature.
 - ❖ Clearly match what is in the field when you are done to descriptions on the plans.
 - ❖ Place monuments at each and every corner. No exceptions. Where the actual corners are not accessible, place a pin on line and reference distance to actual corners (in a tree, stream, road, etc.)
 - ❖ Use Iron Pins, concrete monuments, Nails, Railroad Spikes or as appropriate. Don't put things that will cause a problem on the roads. Use larger pipes, axles, etc. extending above the ground in woodlands, farms, rural areas where you have leaves, foliage, and vegetive cover. Otherwise, place top of IP at ground surface to avoid mowers, tires, and can't be easily bent over or removed. Make apparent with paint, flagging and guard stakes.
 - ❖ Blaze witness trees at corners if appropriate. Don't be obnoxious and consider your surroundings & adjoiners. Although we refer to them as "blazes" they are really notches and that staff knows how to do this.
 - ❖ Place Survey Cap on all Iron Plans. Use IP that the cap will fit in or on.
 - ❖ Show line features (existing and placed) on plans. The general rule is to mark the line someway so you will see it when you cross it and so you can see between markers.

PLAN NOTES

- Plan Notes are an integral & important part of any plan.
- We prepared Plan Notes in a Word document then pasted onto the Cad plan as we found this to be the simplest, most efficient and easiest way as opposed to doing them directly on the plan. Plus, they are easier to arrange into available space. As the PLS, I found it easier to control this way.
- Instead of a large list all running together, we used separate / individual notes with a heading as they were easier to change & manage plus, they stood out better and you could place them close to the feature associated with each and on the applicable sheet. Likewise, it gives the plan a better appearance and balance.
- Again, think about the end use so their likelihood of getting the intent correct.

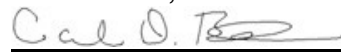
SAMPLE PLAN NOTES

The following are sample Plan Notes from various plans we used over the years. These are in no way complete nor applicable to all plans. These are only examples. Use common sense and wisdom.

SURVEYOR'S CERTIFICATION

I hereby certify that this plan is true and accurate to the best of my knowledge and represents the findings of a Boundary Survey performed under my direction and that the work has been done in accordance with the standards published by the Pennsylvania Society of Land Surveyors in the most current of its "Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania" with an error of closure no greater than one foot in ten thousand feet.

October 02, 2020



Carl D. Bert, PLS
PA SU019109E

Adjoiner # 0007A

William J. & Patricia K. Inman & Mark H. Kitzinger
DEED DB 2885-034
PLAN PB 15-6, Lot 1
PIN 30G17-0007A---000
745 Rock Creek Ford Road

PURPOSE OF THIS BOUNDARY SURVEY

The Purpose of this Boundary Survey is to confirm and / or re-establish property corners, mark property lines and provide a Metes & Bounds description with new Bearings and Distances of all of land currently owned by Robert F. & Janet T. Riley as acquired in Deed Book 347-878, Tract 2 and identified in Adams County PIN 30G16-0038---000.

It is **NOT** the Intent or Purpose of this Plan to propose or obtain approval to construct any buildings or for any earthmoving activities other than standard agricultural activities or to research or show any private or public easements or rights-of-way other than as shown hereon.

This is a re-survey of an existing parcel of land and is NOT a Subdivision or Land Development and the approval of this plan by Mount Joy Township is not required.

OWNER

Robert F. & Janet T. Riley (per deed)
Deed Book 347-878, Tract 2
PIN 30G16-0038---000

SITE ADDRESS

Vacant / No assigned address
Barlow-Two Taverns Road
Gettysburg, PA 17325

SITE DATA

Current Owner: Robert F. & Janet T. Riley (per deed)
Property Address: Vacant / No assigned address / Barlow-Two Taverns Road,
Gettysburg, PA 17325
Total Area: 279,935 sf / 6.42642 acres
Deed Reference: DEED DB 347-878, Tract 2
Plan References: None
Tax Reference: PIN 30G16-0038---000
Land Use: Woodland
Zoning: Open Countryside District
Sewage: None
Water: None

HORIZONTAL DATUM

The coordinates shown on this plan are based on Pennsylvania State Plane Coordinate System-South Zone NAD83 / NAVD 88 values and were established on the site using carrier phase static GPS observations by Carl Bert & Associates on August 06, 2020. The observations were submitted to the Online Positioning User Service (OPUS) provided by the National Geodetic Survey (NGS) which generated positional solutions and elevations for the points. Multiple CORS Base Stations were cited as utilized in deriving at the point positions. Plat bearings were established using the State Plane Coordinate Grid. Plat distances are conventional horizontal distances which must be multiplied by a combined scale factor of 1.000014753 to convert them to State Plane Distances.

All surveys should be on SPC.

SOURCE OF TITLE INFORMATION

The title information for the properties shown hereon was researched and obtained by Carl Bert & Associates and is not based on a title commitment or information provided by a title company or an attorney. This information may not be absolute, and additional information may be discovered and disclosed in a title commitment.

SOURCE OF PROPERTY LINE & TOPOGRAPHIC INFORMATION

All property line & topographic information on this plan is from a field survey by Carl Bert & Associates in September 2020 based on the plans and deeds referenced hereon.

ACCESS EASEMENT

The conveyance to Robert F. & Janet T. Riley in DB 347-878, Tract 2, includes the following;

“TOGETHER WITH the right of way to the width of ten (10) feet along the line of land formerly of David Starner to the public road, as contained in Deed Book 125 at page 15.”

The location of the Right-of-Way has not and cannot be determined as there is no field evidence of any roadway.

This is a note directly from the deed with no interpretation or revision.

SYMBOLS

EIPP Existing Iron Pipe
EIP Existing Iron Pin
IP Iron Pin (set) with CBA survey cap
Pt Point
R/W Right-of-Way
CL Center Line
PL Property Line
DB Deed Book
PB Plan Book
IN Instrument Number
PIN Parcel Identification Number

ZONING CRITERIA

The following are the lot requirements for residential purposes in the Open Countryside District per the Mount Joy Township Zoning Ordinance as of the date of this plan. This lot is in both the Open Countryside and Agricultural Conservation District but the criteria used is for the Open Countryside District as that is where the dwelling is located.

	<i>Required</i>	<i>Provided</i>
Total Area:	N/A	474,424 sq ft
Minimum Lot Area:	87,120 sf	473,084 sq ft (includes panhandle)
Area within Floodplain	N/A	13,930 sq ft
Minimum Lot Area:	87,120 sf	438,706 sq ft (behind panhandle)
Lot Width:	200 ft.	50 ft (at road)

Lot Width:	200 ft.	323 ft (behind panhandle)
Front Setback:	40 ft.	40 ft (measured behind the panhandle)
Each Side Setback:	10 ft.	0 ft (width in panhandle)
Each Side Setback:	10 ft.	10 ft (behind panhandle)
Rear Setback:	25 ft.	25 ft.
Minimum Open Space:	20 %	96 %
Maximum Lot Coverage:	35%	4 %
Maximum Height:	35 ft.	20 ft.
Parking:	2 per unit	2+

Front, side & rear setback distances shown above are per Ordinance, but the setbacks shown on the plan are drawn to exclude the Conservation Easement as there must not be development within that area.

DESCRIPTION OF LOT 1-B

Current Owner: Mark H. Kitzinger
 Dwelling Address: 745 Rock Creek Ford Road
 Deed Reference: p/o DB 6696-722
 Plan: p/o PB 15-006, Lot 1
 Tax Parcel Reference: p/o PIN 30G17-0007A---000
 Zoning: Agricultural

Areas:

Total	194,489 sf / 4.46486 acres
<u>Reserved Road R/W</u>	<u>1,340 sf / 0.03075 acres</u>
Lot	193,149 sf / 4.43411 acres

Existing Land Use: Vacant / Agricultural
 Proposed Land Use: Same as existing / No change
 Existing Improvements: None / Vacant
 Proposed Improvements: Driveway as part of Parcel A
 Existing Water Supply: None
 Proposed Water Supply: Same as existing / No change
 Existing Sewage Disposal: None
 Proposed Sewage Disposal: Same as existing / No change

Comments

- Subject to all applicable notes, restrictions, limitations, utilities, easements, etc. shown hereon.
- Subject to existing and Reserved Right-of-Way for Future Road Widening on Rock Creek Ford Roads.
- Subject to Conservation Easement
- Subject to all development criteria as part of Parcel A development.
- Not part of Ag Security, Clean & Green or Ag Preservation
- Must be combined with Parcel 1 to create Parcel A in one (1) unified Metes & Bounds Description.

A note like this helps Attorneys and Municipal review personnel understand what each parcel is and I've found this very helpful for clarity.

UTILITY LOCATIONS

All utility locations and information shown are approximate at best and were obtained by field observations and/or from available sources. Carl Bert & Associates does not guarantee and assumes no responsibility for correctness, completeness, omissions, errors, etc. of this information or of utilities not registered with PA One Call. All utility locations shall be verified by the contractor before beginning excavation and/or construction.

BARLOW TWO TAVERN ROAD (2001)

Barlow Two Tavern Road (2001) is a PennDOT owned and maintained highway with an assumed right-of-way width of 33 feet, or 16.5 feet on each side of the center line of the existing cartway, at this location. This right-of-way width has been assumed based on Act 69, Section 1105, May 1, 1933, and has not been researched by Carl Bert & Associates. This plan reserves an additional 8.5 feet adjacent to the existing right-of-way for a total of 25 feet from the centerline across the front of Lot 1-A and Parcel A in accordance with the "Reserved Right-of-Way for Future Road Widening" note hereon. The "Reserved Right-of-Way for Future Road Widening" is in accordance with the "ultimate Right-of-Wat 25.00' from the center" shown on the previous subdivision in PB 15-006.

PENNDOT HIGHWAY OCCUPANCY PERMIT

Any new driveway entrance, grading or utility installations onto or along the Barlow Two Tavern Road (SR 2001) Right-of-Way will require a Highway Occupancy Permit from PennDOT pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before the driveway can be constructed. Access shall be only as authorized by the required Highway Occupancy Permit. There must be full and complete compliance with all applicable acts, statutes, laws, codes, ordinances, regulations, etc.

EFFECT OF RESTRICTIONS PER GOVERNMENTAL REQUIREMENTS

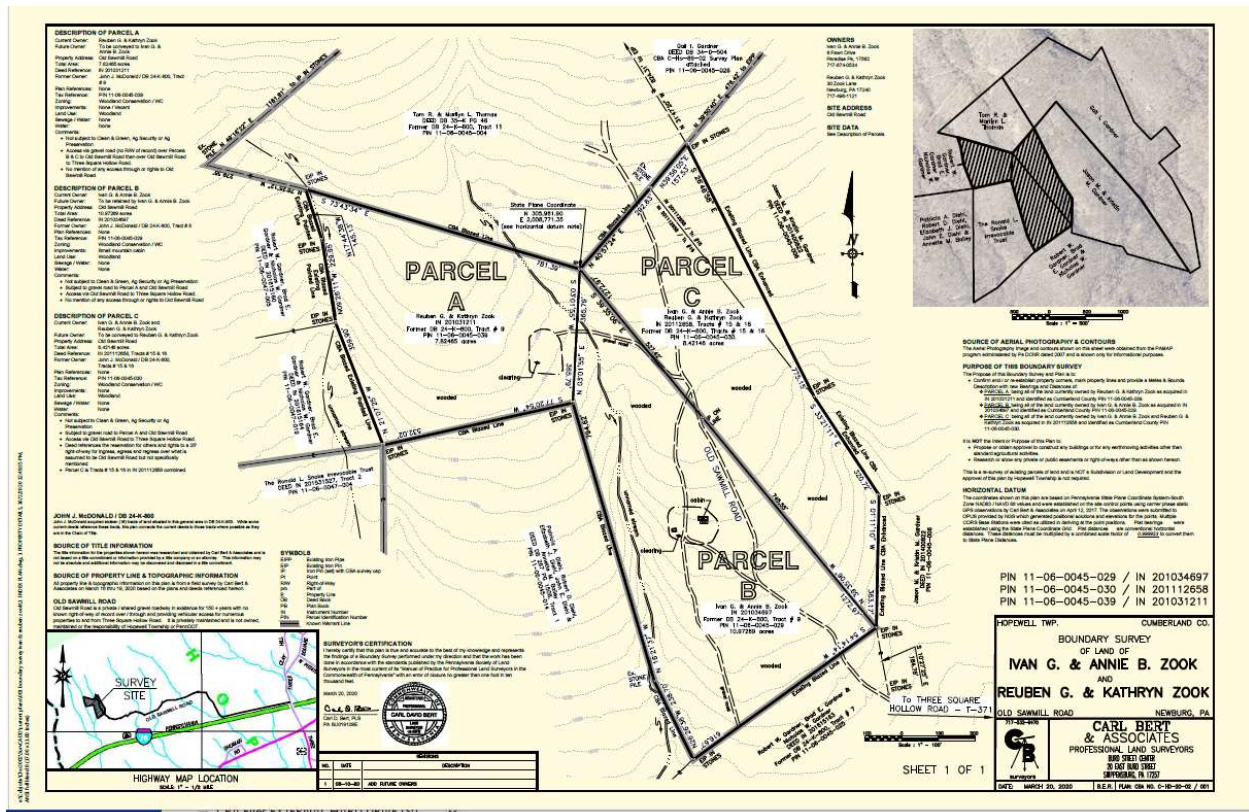
The following restrictions are shown hereon only to illustrate conformity/compliance to applicable governmental regulations and are not restrictions imposed by the Owner/Subdivider/Developer:

- *Building Set-Back*
- *Conveyance*
- *Floodplain*
- *Use*
- *Steep Slopes*
- *Conversation Easement*
- *Sewage Restrictions*
- *Earthmoving Restrictions / Requirements.*

ACCESS EASEMENT RESTRICTIONS AND CONDITIONS

ACCESS EASEMENT containing 19,243 square foot / 0.441760 acres created to be conveyed by Donald J. & Alice E. Schriver for the benefit of Mark H. Kitzinger to access his land recently acquired in IN 6684-001 (PIN 30G16-0038---000). Deeds for the transfer or conveyance of the property of Donald J. & Alice E. Schriver, their heirs and assigns, and the property of Mark H. Kitzinger, his heirs and assigns, shall contain the following or similar Restrictions and Conditions, which shall be deemed to be covenants running with the land:

1. Fee title shall remain with Donald J. & Alice E. Schriver, their heirs and assigns.
2. **ACCESS EASEMENT** shall remain private and **NOT** offered now or in the future for dedication to Mt. Joy Township as a public road.
3. **ACCESS EASEMENT** is for express use of Mark H. Kitzinger, his heirs and assigns, for ingress, egress, regress, and utility locations for a single- family dwelling only and no other use.
4. Mark H. Kitzinger, his heirs and assigns, shall be solely responsible for construction, maintenance, repair, and snow removal.
5. Mark H. Kitzinger, his heirs and assigns, shall have no right and is prohibited from subdividing his property, creating any right or license to any adjoining landowner, or using this **ACCESS EASEMENT**



Sample Plan

- Note general appearance of plan. Make it “look” good. Survey Plans, especially Boundary Survey Plans, should have an artistic appearance as opposed to engineering plans that are typically more generic.
- Features and verbiage should be big & bold enough so they can be read after printing out a recorded plan or having faded with age or being reduced.
- Make the survey firm name large & bold enough to read so people at least know where to get a good copy.
- You should be able to get a good idea of the plan just by looking at it without even reading the title block. Lot lines stand out.
- Parcel numbers stand out
- Use contrasting line sizes and fonts
-


PIN 11-06-0045-029 / IN 201034697
 PIN 11-06-0045-030 / IN 201112658
 PIN 11-06-0045-039 / IN 201031211

HOPEWELL TWP. CUMBERLAND CO.

BOUNDARY SURVEY
 OF LAND OF
IVAN G. & ANNIE B. ZOOK
 AND
REUBEN G. & KATHRYN ZOOK

1 OLD SAWMILL ROAD NEWBURG, PA

717-532-9470



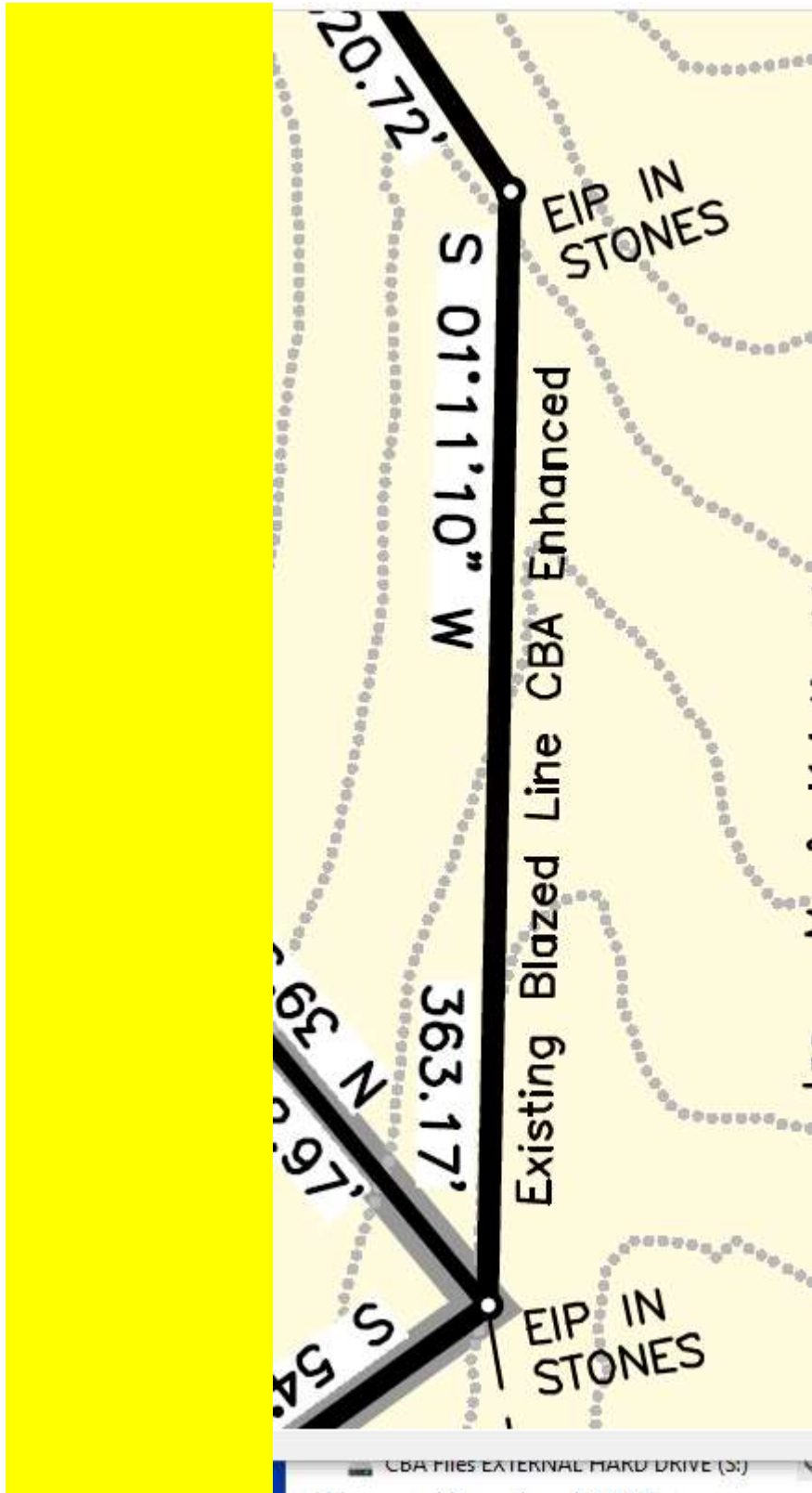
**CARL BERT
 & ASSOCIATES**
 PROFESSIONAL LAND SURVEYORS
 BURD STREET CENTER
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257

DATE: MARCH 20, 2020 | B.E.R. | PLAN: CBA NO. C-HO-20-02 / 001

Sample Boundary Survey Title Block

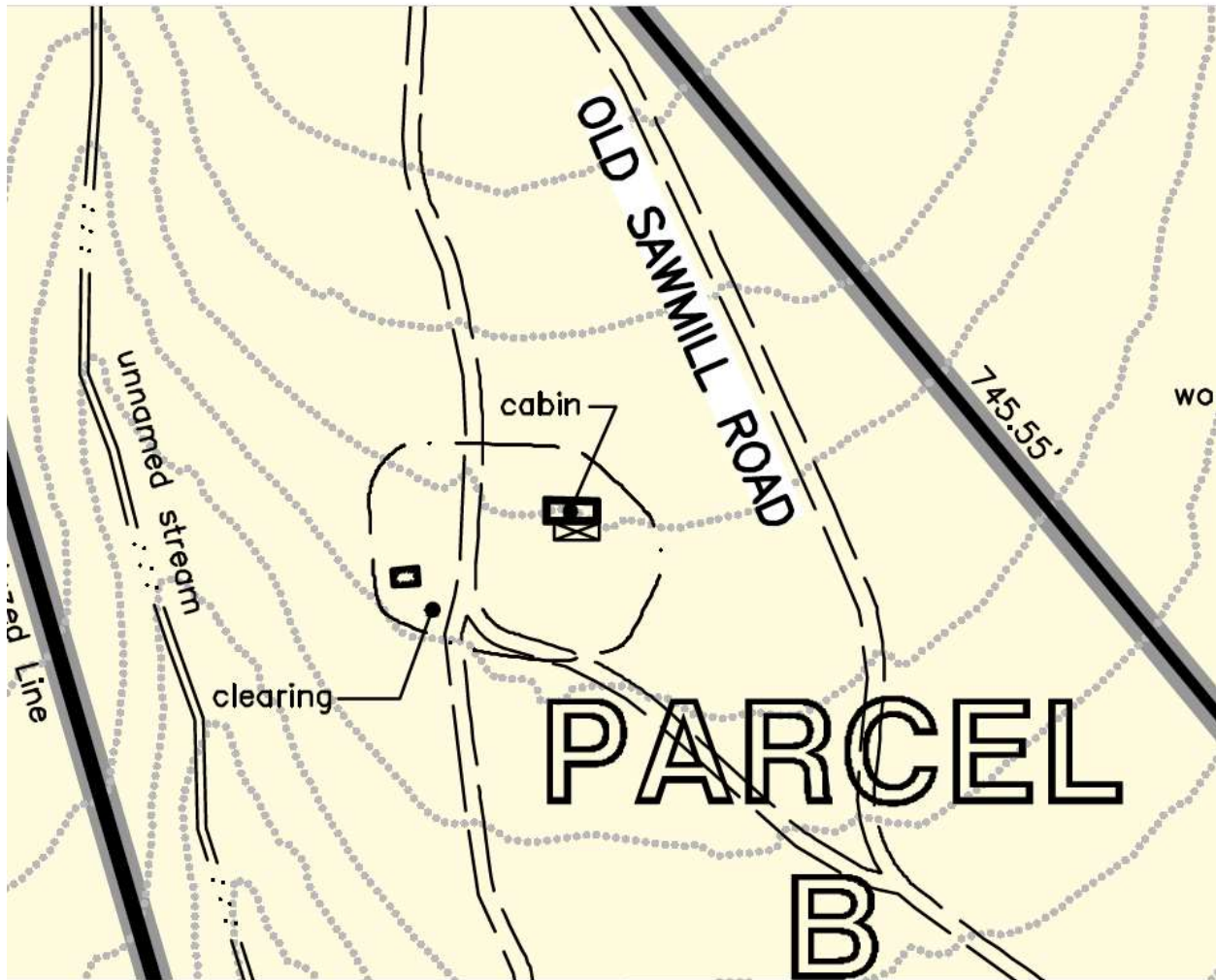
- Make things obvious / Don't make people search or question
- Should be Large & Bold so it stands out / immediately obvious

- Should identify type of plan, in this case “**Boundary Survey**”
- Should always be “**OF LAND OF**” then the name of the current owner. This is the existing condition and who the Tax Map or in general anyone viewing the plan would look for. It should not be “FOR” then followed by client or anyone else’s name. The client’s name should not be used as your client might not purchase the land.
- Prominently identify property by Tax Map / Deed or Plan Reference / Lot # or some way as that owner may own other land.



LINE IDENTIFICATION

- We typically indicate corner calls but should also put Line Calls as they are just as important to help people identify it when being crossed plus it is existing evidence we used to make our determination.
- In this case “Existing Blazed Line CBA Enhanced” stating what we found and marked to make more apparent.
- Could also be “field line”, “scattered post”, “wire on trees”, “mow line”, etc.
- Show the location of the feature if not on the actual line. Provide distances off the line. If the blazed or fence line is bowed, show it as it is in relation to the line as it lets people know it is not the line at that location.



OLD SAWMILL ROAD

Old Sawmill Road is a private / shared gravel roadway in existence for 150 + years with no known right-of-way of record over / through and providing vehicular access for numerous properties to and from Three Square Hollow Road. It is privately maintained and is not owned, maintained or the responsibility of Hopewell Township or PennDOT.

RECORD BOUNDARY SURVEYS

- This is something we all deal with to which and I have no answer other than do the best you can through client, adjoining, prior owners, fellow surveyors, Attorneys, other projects, etc.

“Go Live the Call”

A Pastor friend said “Go Live the Call” at the end of each message. To us as Boundary Surveyors, we need to “Go Live the Call” to respond to requests for services that **ONLY WE AS LICENSED PROFESSIONALS CAN PROVIDE** and I sense there are becoming fewer and fewer of us qualified to do so. There are many types of surveyors with differing skills and talents but I’m talking specifically about those who “determine the proper location of boundary lines”.

It Is an Art

I call this the “***Art of Boundary Line Determination***”, and yes, it is an “Art” totally different from other types of surveys acquired through common sense, experience, practice, listening, asking questions, mentoring, continued learning, wisdom, discernment, relationships, etc. It is not learned in college, reading Knud’s books (sorry Knud), seminars, measurements, GPS, or passing a test.

So What Is It?

It is the ***skill*** to determine the ***proper*** location of a common line separating properties using the ***best*** available evidence within a ***reasonable*** budget which is a challenge but what our clients & communities deserve.

Special Person

This requires a special/unique person with the right character, personality, temperament, gifts, and relationship skills that not all surveyors possess. It needs to be someone who knows and is known by the community (Attorneys, peers, government, business associates), active in the community, knows local history & survey practices, good business person, looked up to and with a legal mind.

Two Buckets

When the Vet first opened, they had a gasoline truck bring in the opposing team’s reliever and a firetruck the Phillies reliever. Boundary Surveyors carry two (2) buckets, one with gasoline and the other water. We can see a devil/problem behind each bush OR a solution behind each opportunity. We can cause problems/disputes OR resolution/agreement by our attitudes and things we say & do. We need to use the water bucket and recommend solutions. I’m of the mind set that there are few disputes, just misunderstandings.

Muddy Boots

Boundary lines are on the ground, not on paper. Our job is to translate what is on paper to the ground so it can be clearly observed and that requires us as professionals getting in the field. We should not be depending on AI or things obtained electronically. Remember, we’re Boundary Surveyors and boundary lines are on the ground. We need to be proud of our determinations, charge for and not hide them.

When is Enough Enough?

That’s the challenge. When have we conducted enough research, collected enough field evidence, talked to the right people, made the right determination, and disclosed the right things all within a reasonable charge for our services? That’s why we need experienced/qualified professional Boundary Surveyors. I believe there are policies, procedures, & processes to help answer this question and to get it right for a reasonable fee but that is for another day or article.

Foot Prints

We as Boundary Surveyors are told to follow in the footsteps of the Surveyor before us. The question we need to ask ourselves is “What footprints are we leaving for the next generation?” “Can they trust our work?” “Have we been thorough?” “Is it documented?” “What do people think when they see our name on plans and documents?” Those footprints need to include not only our boundary line determinations & plans but also our legacy, character, reputation, and value added to our clients & community. We old guys are fading away and the young guys need to pull as much as they can out of us.

Passing the Baton

I think we are all aware that we need more skilled, equipped, qualified people coming into our profession and that is especially true with Boundary Surveyors. Many of us old guys, me included, are retiring and need to “live the call” to pass on our experience, wisdom and knowledge to the next generation. If we don’t, who will? I believe this is best done face to face, one on one or in small groups.

Let’s “Go Live the Call”

Remember, no one else can do what we do. Let’s “Go Live the Call” / meet the challenge. I’d like to hear from you. Give me a call. Let’s talk.

As Grampa Bert said: “Live as if You Will Die Tomorrow, Plan as if You Will Live Forever.

Be Good, Have Fun, Enjoy Life. It is a great profession.



**SESSION
EVALUATION**



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