Redefined Horizons
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Boundary Resolution Guidelines

What is it?

Boundary resolution is the process we use to correctly locate the boundaries of a real estate parcel on (fee, easement, or lease) on the ground in relation to other physical features. It is one of our most important processes.

Why is it important?

The ultimate correctness of our boundary resolution impacts the location of physical site improvements, new easements, new leases, and new parcels (in a subdivision). An incorrect boundary resolution can cause huge problems, including boundary encroachments, physical features that don't fall into a related easement, and loss of proposed lots in land subdivisions.

Roles and Responsibilities

The *Project Surveyor* is responsible for performing the boundary resolution process.

The *Survey Tech* may assist the project surveyor with the boundary resolution as needed.

Peer Review

When practical, every element of the boundary resolution should be reviewed by an independent Project Surveyor. When review by an independent Project Surveyor isn't possible, review by an independent qualified survey technician is an alternative. Review should be conducted by land surveyors that weren't involved in the boundary resolution being checked.

Steps In The Boundary Resolution Workflow

Note: This workflow assumes the Boundary Research Workflow has already been completed.

Our typical boundary research workflow has 13 steps:

1) In the first step the Project Surveyor *reviews all the subject parcel deeds*.
2) In the second step the Project Surveyor *reviews all the adjoiner parcel deeds*.
3) In the third step the Project Surveyor *reviews all the filed survey maps*.

4) In the fourth step the Project Surveyor *identifies property corner monument search areas* based on the information in maps and deeds.

5) In the fifth step the Project Surveyor *identifies all the controlling elements for the subject parcel(s)* in deeds and on maps.

6) Boundary field surveys are performed in the sixth step. See the survey guidelines for boundary field surveys for more information.

7) In the seventh step, the Project Surveyor *evaluates evidence collected during boundary field surveys*.

8) In the eighth step, the Project Surveyor makes an initial resolution of the subject parcel boundaries.

9) In the ninth step, the Project Surveyor prepares preliminary boundary linework. (See the survey guidelines for boundary drawings for more information.)

10) The Project Surveyor checks the preliminary boundary linework for gaps and overlaps in the tenth step.

11) The Project Surveyor compares the preliminary boundary linework to physical occupation in the eleventh step.

12) In the twelfth step the Project Surveyor creates final boundary linework. (See the survey guidelines for boundary drawings for more information.)

13) In the thirteenth step the Project Surveyor completes the *Boundary Survey Report*.

Notes On Deed Review

The land descriptions need to be reviewed for both the subject parcel vesting deeds and the adjoiner parcel vesting deeds. For each deed the surveyor should perform the following steps:

1) Identify the relationship to the subject parcels.

2) Identify the type of land descriptions (lot and block/metes and bounds/PLSS aliquot/strip/area/hybrid).

3) Check the controlling calls for the point-of-commencement and point-of-beginning.

4) Check for controlling calls for property corner monuments.

5) List other controlling calls (road centerline, bank of creek, and similar calls.)
6) Check geometrical closure.

Notes On Map Review

Filed survey maps on or adjoining to the subject parcels need to be reviewed. For each filed survey map the surveyor should perform the following steps:

1) Identify the type of map (subdivision map/record-of-survey map/corner record).
2) Identify the relationship to the subject parcel (controlling map, retracing map, controlling adjoiner map, retracing adjoiner map, subject parcel ancestor map, adjoiner parcel ancestor map).
3) Check for property corner monuments.
4) Check for method of establishment used for any corners or lines of the subject parcels.

Notes On Identification of Property Corner Monument Search Areas

Review all deed land descriptions and filed surveys for property corner monuments that need to be searched for. Determine if each corner is controlling or a retracement corner. Assign search priorities.

Notes On The Identification Of Controlling Elements

Each line of a subject parcel should have a controlling element. This can be a call for a monument, a call for an adjoiner, or a measurement (like a bearing or a distance). Identify the controlling element of each line of the subject parcel.

Notes On The Evaluation Of Evidence

Determine the evidence for each controlling corner or line needed in the boundary resolution. Describe the decision on the weight of each piece of evidence. Note conflicting evidence. (For example: Two monuments that claim to mark the same property corner.)

Notes On The Resolution Of Controlling Elements

Describe the method used to resolve each corner or line of the subject parcel. Note any evidence used in the resolution. Identify alternative methods of resolution.

Notes On The Check For Gaps And Overlaps

Identify and determine the magnitude of any gap or overlap in the record along each line of the subject parcel. Make sure all deed land descriptions and all filed survey maps have been reviewed as part of this check.

Notes On The Check Of Physical Occupation

Identify the physical occupation along each line of the subject parcel boundaries. Note if the occupation is on-line or if it has been field surveyed. Describe the physical occupation.