

GENERAL INFORMATION

Only a Professional Land Surveyor (one Licensed by the State of Mississippi) may legally offer and provide land surveying services in Mississippi.

A professional land surveyor is the best qualified person to check land title descriptions through actual land surveys and to write land title descriptions. Attorneys, title insurance companies, realtors, brokers, bankers, engineers and architects, know that property title descriptions, written by a professional surveyor based on actual land surveys, provide confidence as to the land's boundaries. The survey provides the information necessary to prepare the legal description.

The variety of procedures and necessity of correlating old records and practices with modern usage, legal and title methods, make the profession of land surveying a complex one. Though well served in its time, the day of the compass and chain survey is gone. In its place is the professional land surveyor, educated in the principles of modern field and office practice, using state of the art equipment and exercising sound judgment and experience.

Classification of Surveys

CLASS A SURVEYS: Surveys of extensively developed and expensive properties which require maximum surveying accuracy.

CLASS B SURVEYS: surveys of properties which are subject to costly improvements and justify a high degree of surveying accuracy.

CLASS C SURVEYS: Surveys of residential and surrounding areas which are apt to increase rapidly in value.

CLASS D SURVEYS: Surveys of all remaining properties which cannot be classified as Class A, B or C surveys. This includes surveys of farm land and rural areas.

Equivalents

LINEAR MEASURE		SQUARE MEASURE	
1 inch	= .0833 ft.	144 sq. in.	= 1 sq. ft.
7.92 inches	= 1 link	9 sq. ft.	= 1 sq. yd.
12 inches	= 1 foot	30 1/4 sq. yds.	= 1 sq. rod
1 vara	= approx. 33 in.	16 sq. rods	= 1 sq. chain
23/4 ft.	= approx. 1 vara	1 sq. rod	= 272 1/4 sq. ft.
3 feet	= 1 yard	1 sq. ch.	= 4356 sq. ft.
25 links	= 16 1/2 ft.	10 sq. chs.	= 1 acre
5 1/2 yards	= 1 rod	160 sq. rods	= 1 acre
100 links	= 1 chain	4840 sq. yds.	= 1 acre
16 1/2 feet	= 1 rod	43560 sq. ft.	= 1 acre
25 links	= 1 rod	1 acre	= 208.71 ft. sq.
4 rods	= 100 links	1 acre	= 43560 sq. ft.
66 feet	= 1 chain		
1760 yards	= 1 mile		

Metric Info

MULTIPLY	BY	TO OBTAIN
Feet	30.48	Centimeters
Feet	0.3048	Meters
Hectares	1.076x10 ⁵	Square Feet
Kilometers	3281	Feet
Kilometers	0.621	Miles
Meters	3.281	Feet

TYPICAL REGULAR SECTION FORMAT

1 Mile x 1 Mile (Nominal) = 640 Acres

NW CORNER		N 1/4 CORNER		NE CORNER	
NW 1/4 160 ACRES		W 1/2 NE 1/4 80 ACRES		E 1/2 NE 1/4 80 ACRES	
W 1/4 CORNER		CENTER OF SECTION		E 1/4 CORNER	
W 1/2 NW 1/4 SW 1/4 20 ACRES	E 1/2 NW 1/4 SW 1/4 20 ACRES	N 1/2 NE 1/4 SW 1/4 20 ACRES S 1/2 NE 1/4 SW 1/4 20 ACRES		NW 1/4 SE 1/4 40 ACRES	NE 1/4 SE 1/4 40 ACRES
SW CORNER		NW 1/4 SE 1/4 SW 1/4 10 ACR	NE 1/4 SE 1/4 SW 1/4 10 ACR	SW 1/4 SE 1/4 40 ACRES	SE 1/4 SE 1/4 40 ACRES
		S 1/4 CORNER		SE CORNER	

WHAT YOU SHOULD KNOW ABOUT SURVEYING YOUR PROPERTY



Compliments of
MISSISSIPPI ASSOCIATION OF PROFESSIONAL SURVEYORS



National Society of
Professional Surveyors

“Remove not the ancient landmarks which thy fathers have set... “

Proverbs 22:28

QUESTIONS FREQUENTLY ASKED ABOUT SURVEYING:

A. WHEN DO I NEED A SURVEY?

1. When buying land, to protect the investment you are about to make.
2. When selling land, to insure that you are selling just that part intended.
3. When land is not clearly defined by a plat or a description.
4. Before land is divided by deed, will, or court order.
5. When a lending agency requires a survey.
6. Before constructing improvements such as fences, driveways, buildings, etc., near a property line.
7. When a parcel is to be conveyed from a larger tract.
8. Before timber is to be cut near a boundary line.
9. When purchasing title insurance.
10. When a property line or corner location is unknown or in dispute.
11. When you believe someone is encroaching on your land.
12. When purchasing flood insurance.

B. HOW MUCH WILL A SURVEY COST?

The surveyor should be able to give you an estimate of the total cost to expect, and a schedule of rates and charges for office work, field work, travel time, etc.

A professional land survey will likely be the least expensive part of the total land or project cost, and a competent survey will cost less in time and money than legal fees, or moving or relocating buildings or other improvements.

The cost of a survey will be affected by many factors, such as:

1. The type of survey, personnel, and equipment required.
2. The amount of deed and record research required.
3. The number of unknown corners.
4. The existence of fences, buildings and other structures.
5. The type and clarity of descriptions.
6. The size and shape of the area to be surveyed.
7. The terrain, amount of vegetation, buildings, fences, season of the year, etc.
8. Accessibility of the property.
9. Disputes about any property lines.
10. Whether the surveyor has made other surveys in the area.

C. WHAT SERVICES DO PROFESSIONAL SURVEYORS PROVIDE?

Professional surveyors can:

1. Examine your deed and those of adjacent land owners and look for evidence on the ground to see if there are problems.
2. Advise whether you actually need a survey.
3. Find your property corners and mark them properly.
4. Mark and paint boundary lines.
5. Perform the following types of surveys: route, boundary, subdivision, court, mortgage inspection, construction, topographic, hydrographic, etc.
6. Locate oil and gas wells, buildings, fences, rights-of way, easements, encroachments, and other evidence of possession.
7. Advise and cooperate with your attorney, title insurance company, realtor, broker, banker, engineer, or architect.
8. Appear in court as an expert witness.
9. Perform work in accordance with United States surveying laws and practices, state, county, and municipal laws and regulations

D. WHAT DOES THE PROFESSIONAL SURVEYOR NEED FROM ME?

1. The purpose of the survey.
2. A copy of your deed, or the book and page where it is recorded in the county Chancery Clerk's Office; any survey plats you have, and information about the corners and lines.
3. Brief history of ownership and past conveyances.
4. Names and addresses of adjacent land owners.
5. Information about disagreements over location of corners and property lines.
6. A site visit with the surveyor.
7. Agreement as to who is to pay for the survey and when.
8. A copy of all title examination notes, if available.

E. HOW CAN I OBTAIN THE SERVICES OF A PROFESSIONAL SURVEYOR?

1. Ask someone who has employed a surveyor.
2. Look in the yellow pages or business section of a telephone book.
3. Obtain a list of professional surveyors from the Mississippi Board of Licensure for Professional Engineers and Surveyors, Jackson, Mississippi, phone (601) 359-6160. Website: www.pepls.state.ms.us
4. Contact the Mississippi Association of Professional Surveyors (MAPS) Website: www.mississippisurveyor.com

F. WHAT MAY I RECEIVE FROM THE PROFESSIONAL SURVEYOR?

1. Survey plat (s) (drawings, maps) suitable for recording, showing all necessary information in accordance with "Standards of Practice for Surveyors in the State of Mississippi."
2. A property description, if required.
3. A surveyor's inspection report or other required and agreed-on documents.

G. WHAT IF I HAVE A COMPLAINT ABOUT A PROFESSIONAL SURVEYOR'S WORK?

1. Request the surveyor to explain and answer you questions about your survey.
2. If you have a serious complaint, contact the Mississippi Board of Licensure for Professional Engineers and Surveyors
660 North Street, Suite 400
Jackson, Mississippi 39202
Telephone (601) 359-6160
Website: www.pepls.state.ms.us

H. WHAT CAN I DO TO PROTECT MY PROPER- TY LINES AND MONUMENTS?

1. Inspect your property lines occasionally.
2. Repaint monuments, marked trees, or other markers frequently.
3. Maintain and protect your survey plats and other related documents.

I. CAUTIONS FOR LANDOWNERS

1. Do not mistake preliminary traverse lines for the true property lines.
2. Do not move or relocate monuments; to do so is a violation of Mississippi law.
3. Select only a Licensed Professional Surveyor to do your surveying work; a surveyor who is not licensed in Mississippi cannot legally survey for the public in Mississippi.
4. Select a professional surveyor based on proven qualifications and references.
5. Contact and engage the services of a Professional Surveyor well before the survey is needed.