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.

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
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 your 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 PROPERTY LINES AND MONUMENTS?

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.