

**GENESEE VALLEY LAND SURVEYORS ASSOCIATION**  
**MINIMUM STANDARDS FOR A**  
**MAP OF A SURVEY**

Effective Date: February 15, 2017

1. The Land Surveyor shall perform due diligence in their research, maintain proper documentation in his/her records and provide field crews with information to search for and locate boundary and other pertinent information in the field. The Land Surveyor shall be provided with an updated abstract of title and any other pertinent documents or maps available. When not provided the Land Surveyor shall request these items.
2. The Land Surveyor shall furnish a property description based upon his/her survey whenever requested by the client, or whenever the property being surveyed is at variance with the record of title.
3. GVLSA Minimum Mapping Standards
  - A. The map shall be entitled, "Map of a Survey".
  - B. The map shall clearly identify and label the subject parcel as a unique geographical parcel by street address and/or lot designation as found upon a filed map or other legal references.
  - C. The Municipality, County and State of the parcel shall be shown upon the map. The Great Lot, Township and Range or other definitive designation shall also be shown upon the map.
  - D. The map shall show the name of the now or former owner, the street address (if known) and the tax account number of the subject parcel and its adjoiners.
  - E. The "north" reference shall be shown with its orientation referenced to one of the following: assumed north, magnetic north with date, a grid reference, a map reference, a datum reference or a deed reference.
  - F. The name and license number of the Land Surveyor and the name and address of his/her company, or company of employment that will be certifying the map, shall be shown on the map. The date of the field survey, map completion and any subsequent field survey or mapping revisions shall be noted upon the map.
  - G. The Land Surveyor shall affix his signature and seal to the map.

- H. The map shall be drawn to scale and the scale shall be clearly labeled upon the map. Detailed diagrams graphically shown not to scale shall be noted as such.
  - I. The area of the subject parcel shall be shown upon the map.
  - J. The boundary lines and pertinent interior lines shall contain all the data necessary to recreate the parcel being surveyed with mathematical correctness as a closed geometric figure. In the case where a boundary or legal line of the survey meanders along and is defined by a natural feature, such as a shoreline or centerline of a creek, the map shall show sufficient meander lines and data to enable closure of the parcel geometry.
  - K. Tie distances to the nearest intersecting street or to other definite points, or reference to state plane coordinates, shall be shown upon the map. Tie directions and distances found in the record description shall also be shown upon the map.
  - L. The Land Surveyor shall use due diligence to show all relevant information required for the map he/she has been contracted to produce.
4. Visible Evidence of Improvements, Possession and Access
- A. Improvements
    - 1. All major improvements and permanent structures which are affixed or anchored to the ground upon the subject property including buildings, garages and driveways shall be shown with perpendicular or cardinal direction ties to the nearest property lines.
    - 2. All minor improvements and structures which are affixed or anchored to the ground upon the subject property including , accessory structures or improvements, such as storage sheds, greenhouses, fences, pools and non-structural walls shall be shown geographically to scale with descriptions.
    - 3. All major and minor improvements within 3' of each side of the property lines of the subject property shall be shown with perpendicular or cardinal direction ties to the nearest property lines.
    - 4. Joint or common driveways must be shown with the width indicated. Independent driveways along the boundary shall be shown with perpendicular ties to the property lines. If the driveway on the adjoining property does not have a minimum width of seven feet to the common property line, the actual width shall be noted.

5. The nature, character and location of all walls (independent, party or otherwise) at or within 3' of boundary lines shall be given. Location of both sides of party walls shall be shown when accessible. If a building on the premises has no independent wall, but uses any wall of adjoining premises, this condition should be shown and explained. The same requirements apply where the conditions are reversed. All structural appurtenances and projections on the subject property and/or adjoining properties being within 1' of the property line or on abutting streets shall be shown with perpendicular or cardinal direction ties to the nearest property lines.

B. Possession

The map shall show the location and character of all apparent physical evidence of possession and occupation by the subject property and/or onto the subject property by others with perpendicular dimension ties to the nearest property line(s).

C. Access

The map shall show physical and recorded evidence of access and/or lack thereof, including, but not limited to gates in fences, trails and travel-ways.

5. Rights-of-Way

The legal lines of streets, roads, alleys and avenues shall be given. The map shall show rights-of-way, easements and encumbrances with notations of width, character and owner or jurisdiction. Maps and deeds used for determining these legal lines shall be noted in the references.

6. References

The map shall list all filed documents used to determine legal lines, rights-of-way, easements and encumbrances. Unfiled documents shall be referenced with date of publication and/or any revision dates. If information was obtained from title documents the name of the Title Company, the Title Commitment Number and the date of the document shall be referenced upon the map.

7. Monuments and Boundary Markers

- A. Monuments and boundary markers found and located shall be shown upon the map and labeled as "found" with a notation of its physical condition, character and perpendicular ties to the property lines with which it is associated with.

- B. Monuments and boundary markers set by the Land Surveyor shall be shown Upon the map as “set” with a notation of the date set and the character of the marker. The map shall show enough information to allow the boundary to be retraced or sufficient references that provide this information shall be listed upon the map.

8. Gores, Gaps and Overlaps

The map shall show all gores, gaps and overlaps discovered or revealed related to the subject parcel with a description of the situation as known to the Land Surveyor.

9. Cemeteries and Burial Grounds

The map shall show and note evidence of cemeteries or burial grounds and to the extent possible, any rights associated therewith.

10. Water Courses

Water courses, ponds or lakes found upon or bordering the subject parcel shall be shown with a notation as to their character and any record information that may relate to legal lines of the survey. Properties bordering waters of the state of New York shall show appropriate boundary lines to define the proper limits of the upland owner, together with riparian and littoral rights thereon.

11. Property Corners:

All corners of every survey, unless already marked and located, shall be marked by the surveyor with permanent readily locatable and identifiable markers made of, or containing, ferrous metal. In the event a physical obstruction precludes placing a marker precisely at a corner, or the actual corner is likely to be disturbed, a reference marker shall be set, when practicable, on one or more of the boundary lines terminating at that corner and as close as practical to the corner. The relationship of the reference marker(s) to that corner shall be clearly stated on the survey map. If, due to extenuating circumstances, the surveyor is unable to set property corners or reference markers and/or is specifically requested by the buyer

not to set corner markers, sufficient information shall be shown on the survey map so that any other surveyor may retrace the survey as shown on the map.

12. Certification

Map of a Survey shall contain the following certification:

"I (or we), (name of firm), hereby certify to:

- Name of person or entity purchasing the property
- Name of mortgage lender (if applicable)
- Name of buyer's attorney
- Name of lender's attorney
- Name of Title Company insuring the mortgage

That this Map of a Survey was prepared from the notes of a Instrument survey completed by (surveyor or name of firm) on (date and date of revisions, if applicable) and from the references noted hereon, and that the map or plat and the survey upon which it was based meets the GVLSA 2017 Minimum Standards for a Survey Map.