



MUIR CONSULTING, Inc.

Land Surveying ♦ G. P. S. ♦ Planning

BOUNDARY SURVEYS

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Boundary Surveys

The fundamental role of the licensed land surveyor is that of determining the location of boundary lines of a subject parcel.

Following in the Footsteps of the Original Surveyor

The first step in performing a boundary survey is to obtain the current deed and/or a preliminary title report of the subject property. From this information, our surveyors will diligently check historical records of the city, county, and/or state. Once this information is gathered, the goal of all Muir land surveyors is to "follow in the footsteps of the original surveyor." To retrace a boundary, it is imperative that the surveyor put the boundary back to the original location as was determined by the original surveyor, described in the deed or map.



Crime Scene Investigation: Muir

After the initial research, our crews go out to the site and begin searching for evidence. This evidence may be existing corner markers (both the subject site and adjacent), block corners, street monuments, subdivision corners, section corners, lines of occupation, and fences. The survey crew then uses surveying instruments to locate the positions of the evidence. This data is then taken back to the office, where experienced project surveyors review the data and apply boundary law to properly resolve the boundary.

An Art within the Science

One misconception of land surveying is that since we use highly accurate measuring devices and surveying falls under the practice of engineering, it is a science and there is only one possible place to determine a boundary stake. However, this is not the case. The location of boundary lines as determined by land surveyors are the professional judgment and opinion of that surveyor, based on the acceptance of evidence and boundary law. Only a court can determine ownership of property. Therefore, two surveyors may come up with different answers based on the same data.

Marking the Corners

Once the boundary has been resolved, our crews return to the field to set the missing property corners. Typically, our crews will set iron pipe at the corners tagged with the licensed land surveyor's number.

Recording the Survey

By law, whenever a boundary survey is performed, the surveyor must file a Record of Survey with the county. This is a map that graphically shows all of the evidence, measurements, and methodology that was used to determine the boundary. It is reviewed by the county surveyor and recorded at the office of the recorder. In some special situations, we can file a Corner Record, in lieu of a Record of Survey, with the county surveyor.

Please contact us for your boundary survey and expert witness needs.