

# COMMON TYPES OF SURVEYS

Chapter A-E 7 of The State of Wisconsin administrative code requires that whenever a Professional Land Surveyor performs a land survey, they must prepare a map of boundaries and file the map with the county surveyor.

There are many different types of surveys. The most common types are outlined below.

Types of Surveys	
Property Survey	<p>The most common type of survey, locating one or more of the boundaries of an existing property. Existing boundary corner monuments are located. Where none are found, new corners are placed. The surveyor will also prepare a map or "Plat of Survey".</p> <p>Additional information that is not required but may be shown on the map are buildings, fences, driveways and other pertinent man made features as well as topography or elevation information.</p> <p>A Plat of Survey bears the official seal of a Professional Land Surveyor. For this reason it is often referred to as "certified". This should not be confused with a "Certified Survey Map" which is described below.</p>
ALTA/ACSM Survey	<p>A highly detailed property survey often required by lending institutions. The surveyor must follow certain guidelines established by the American Congress on Surveying and Mapping and the American Land Title Association. A title commitment is required for this type of survey.</p>
Minor Land Division (Certified Survey Map)	<p>Used to create 1 to 4 new parcels of land out of an existing parcel. This survey is reviewed by the local government and is recorded with the Register of Deeds in the county it was prepared.</p>
Subdivision Plat Survey	<p>A large map prepared when dividing a single parcel of land into 5 or more parcels. This map is reviewed at the local, County and State level and commonly involves engineering design of roads and utilities.</p>

