



**STANISLAUS COUNTY  
DEPARTMENT OF PUBLIC WORKS**

1716 Morgan Road  
Modesto, CA 95358  
Phone: (209) 525-4130  
Fax: (209) 541-2505

<http://www.stancounty.com/publicworks/>

## **SURVEYING FAQ**

### **FAQ ABOUT THE COUNTY SURVEYOR'S OFFICE AND LAND SURVEYING**

#### **Where are things located on the web?**

Public Works website: <http://www.stancounty.com/publicworks/>

County Surveyor: <http://www.stancounty.com/publicworks/division/surveyor/index.shtm>

County GIS: <http://gis.stancounty.com/giscentral/>

Recorded Map Index: On County GIS site under "Stanislaus County Recorded Maps"

Fee Schedule: <http://www.stancounty.com/publicworks/pdf/fee-schedule.pdf>

#### **What survey documents are currently available on the County GIS site?**

- Certificates of Correction
- Corner Records
- County Surveys
- GLO Plats (General Land Office)
- Parcel Maps
- Records of Survey
- SBE Maps (State Board of Equalization)
- Swamp & Overflow Surveys
- Subdivision Maps
- Tie Cards

#### **What services does the County Surveyor's Office provide?**

- Checking of Parcel Maps and Subdivision Maps.
- Record of Survey applications
- Processing of Certificates of Compliance
- Processing of Right-of-Way abandonment applications

#### **What services the County Surveyor's Office does not provide?**

- Lot Line Adjustments - These applications are processed through the County's Planning Department, located at 1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor, Modesto, (209) 525-6330.
- Lot Mergers - These applications are processed through the County's Planning Department, located at 1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor, Modesto, (209) 525-6330.
- Parcel Map & Subdivision Map applications - These applications are processed through the County's Planning Department, located at 1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor, Modesto, (209) 525-6330.
- Surveys of privately owned lands. A private Licensed Land Surveyor must be hired for this.

#### **Definitions**

##### **What is a map?**

A representation as of the features of an area of the earth. Showing them in their respective forms, sizes, and relationships according to some convention of representation. There are 3 types of recorded maps that the County Surveyor indexes.

- Record of Survey
- Parcel Map
- Subdivision Map



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**What is an Assessor's Plat?**

An Assessor's Plat is a drawing created by the County Assessor's Office used to show how parcels are assessed for taxes. Parcels shown on Assessor's Plats do not constitute legality of the parcels. It is to be used for tax assessment purposes only.

**What is a monument?**

A monument is any natural or artificial object that is fixed permanently in land and referred to in a legal description of the land.

**What is GIS?**

GIS stands for Geographical Information System. It is designed to display & manage digital geographical data.

**What is an easement?**

An easement is a legal or equitable right acquired to use another's land for a special purpose, such as utilities or a driveway.

**Why can't the County Surveyor's Office survey my property?**

The County is a public Agency, paid for by public funds, therefore cannot survey privately owned land. Contact a private Land surveyor for private land surveys.

**What does Stanislaus County consider a legal parcel?**

Stanislaus County considers a parcel to be created legally if it was created by a Subdivision Map, Parcel Map, or by a deed description prior to October 31, 1968.

**Where can I get a copy of the survey of my property?**

Not all properties have surveys. Some parcels were created with just a deed description. If there is a recorded survey for your property it can be located online at the Counties Recorded Map Index (see above).

**Where can I get a copy of my deed?**

All deeds are filed and maintained at the County Recorder's Office, located at 1021 I Street, Modesto, (209) 525-5211.

**What marks my property corners?**

Property corners can be marked with any one of numerous types of monuments, or nothing at all. If your property has been surveyed then you need to refer to that map to find if and what your property corners were marked with. If no survey has been done then there are probably no monuments.

**Where are my property lines?**

If you have a question about locating your property lines, you should contact a local Licensed Land Surveyor.

**What if my neighbor disagrees with me on the location of our property line?**

If you are in disagreement with your neighbor about where your property lines are, you should contact a local Licensed Land Surveyor. Also, there is a free service that Stanislaus County provides through the Mediation Center, located at 1409 H Street, Modesto, (209) 236-1577.