Where am I anyway? Map-reading & Orienting in the Field

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Where do I start?

Gathering Information & Resources

- What property-specific information do you already have? Deed? Easement? BDR? Survey Plan?

  Find a location reference…. Street address? Plat & Lot? Legal description?

- Does your town have GIS? What do you do if they don't?

- What do you do if you don't have a survey plan?

Other Resources:

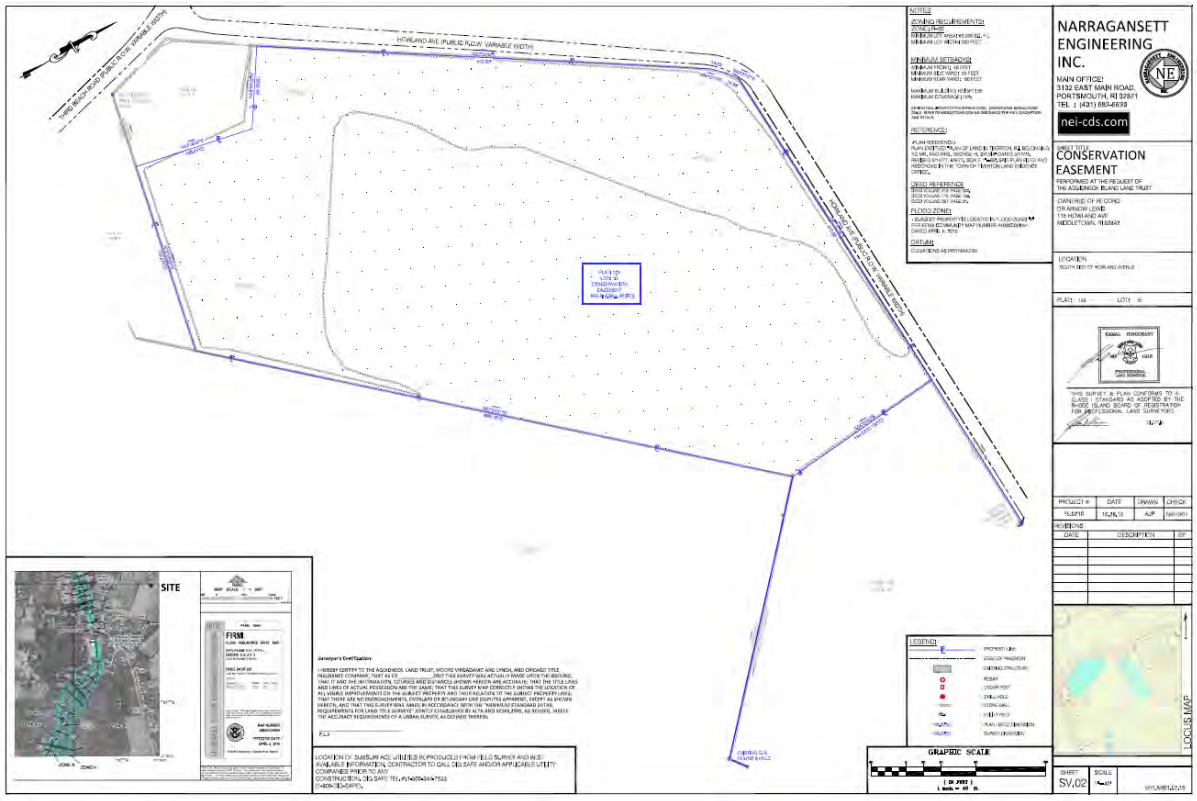
- Google Earth Pro
- RIGIS / RI Digital Atlas
- RIDEM Resource Maps
- Your Town Hall!

  Land Evidence Records, Grantor-Grantee Index, Plan Books

Why Survey?

- Title/Standard Title Exceptions/Removal of Survey Exceptions
  - "Easements or claims of easements not shown by the public records."
  - "Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises."
  - Replaced with specific survey exception for matters specifically shown
- Foundation of Baseline Documentation and Due Diligence
  - Establish adequate access
  - Verify Encroachments
  - Verify Significant Natural Features

Introduction to Survey Plan – What to Look For



Types of Surveys

- Types and Classes of Surveys

- ALTA Survey - This is one of the most detailed surveys available, often at a greater cost than other survey types. An ALTA Survey shows the boundaries of the property, the location of improvements on the subject property, including any and all structures, fences, utility lines, roads, etc., along with the location of any/all easements.

- Comprehensive Boundary Survey to state standards – Class I measurement/accuracy standards

- Class D Survey – based on land evidence research only with no investigation in the field.

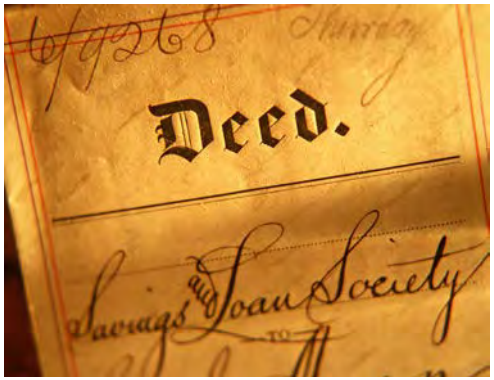
Types of Legal Descriptions

- Metes and Bounds Description – Example: "Thence turning an interior angle of 181º-03'-21" and running southerly, along a stonewall, for a distance of one hundred twenty-one and twenty-one hundredths (121.21) feet to a drill hole; said last two courses bounded westerly by land now or formerly of Christopher Harkins;"

- Boundary Description - Example "Bounded Northerly by land of Samuel L. Jackson a distance of one hundred twenty and 00/100 feet"

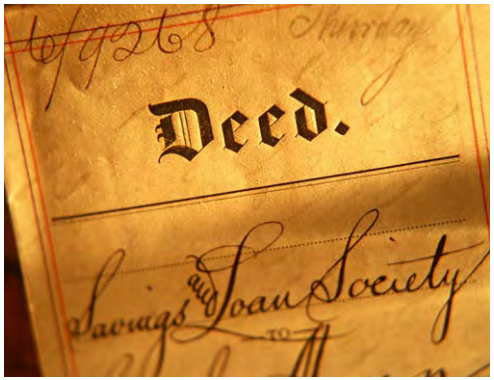
- Platted Description - Example: Being Lot 6 on the ABC Subdivision Plat . . .

- US Government Survey System Description - Example: "The Northeast Quarter of Section 2, Township 23, Range 16, Hennepin County, Minnesota"

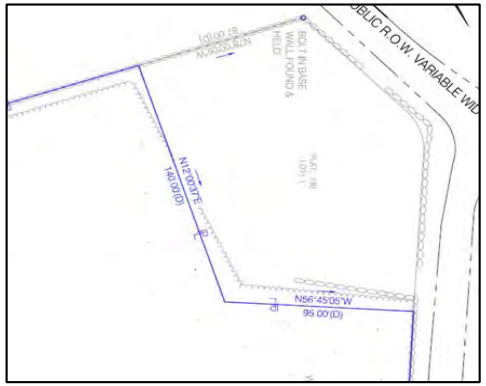


Legal Description and Survey Description

The historic legal description may vary from a new survey description or even an old survey map or description. What do you do?



- If possible look to the surveyor to resolve the discrepancies
- If he/she will certify that the land as described in the survey is the same as that described in the deed than title company will issue a “Same As Survey Endorsement”.
- It is typical for linear measurements to very from time to time or from one surveyor to the next due to magnetic deviations in true north and in measurement accuracy deviations. If descriptions are roughly the same when you run them you are probably safe.
- Most important thing is does property close.



Legal Description and Survey Terminology (See Handout)

Planning Your Attack

- Do your research – Use the Resources to plan your visit – What do you have?
  - Survey? Aerials? Parcel Map Overlay? BDR? Access Info?

Planning Your Attack

- Think about:
  - Legal Access, Route, Barriers, Neighbors, Plan if Lost, How will you navigate

Planning Your Attack – Other Tips

- Time of Visit, Coordination, Safety

What to Always Bring

- Maps!
- Attire/equipment that suits the property
- Documentation/Monitoring Paperwork
- Compass (go for the real thing over a phone app)
- Phone and if you are tech-savy GPS apps

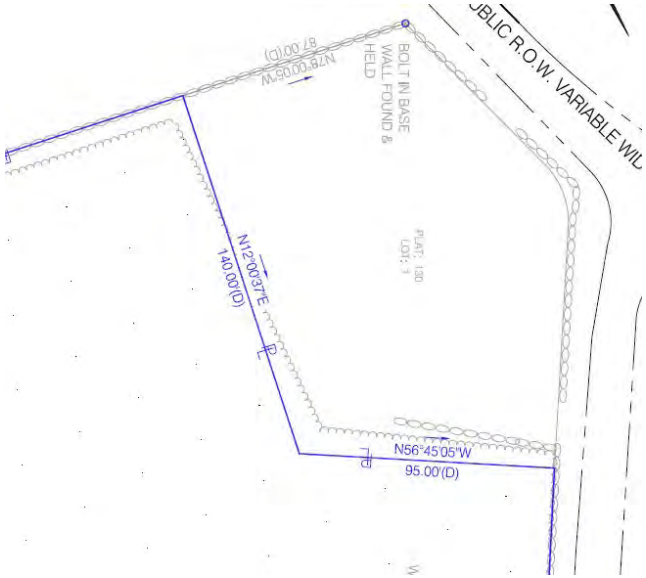
How to Stay on Track/Navigate in the Field

- What Features will you recognize in the field?

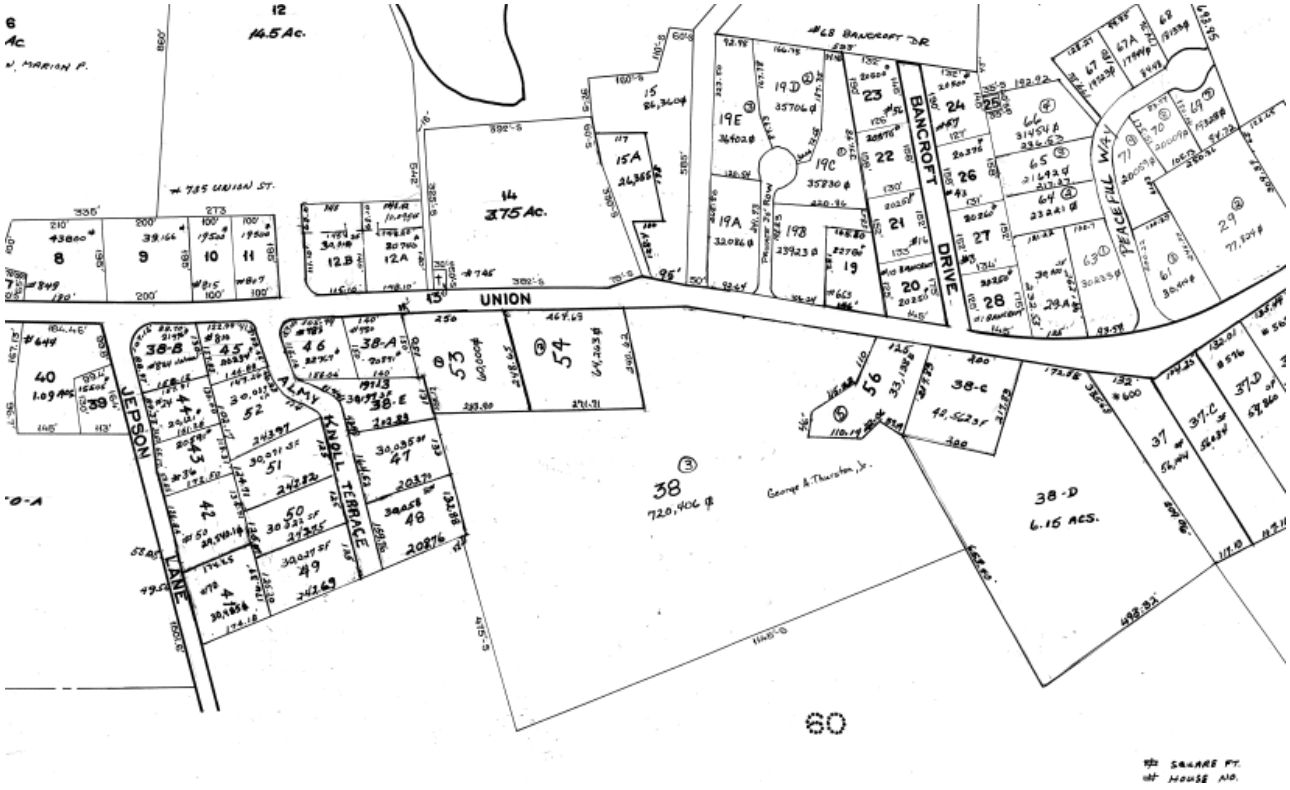
How to Stay on Track/Navigate in the Field

- What Features will you recognize in the field?
  - Stone Walls
  - Trees
  - Land Cover Types
  - Houses/Structures on property or neighboring
  - Driveways/Farm Roads
  - Water Bodies, Streams
  - Utility Easements/Cleared Lines
  - Access Points
  - Boundary Markers from Survey

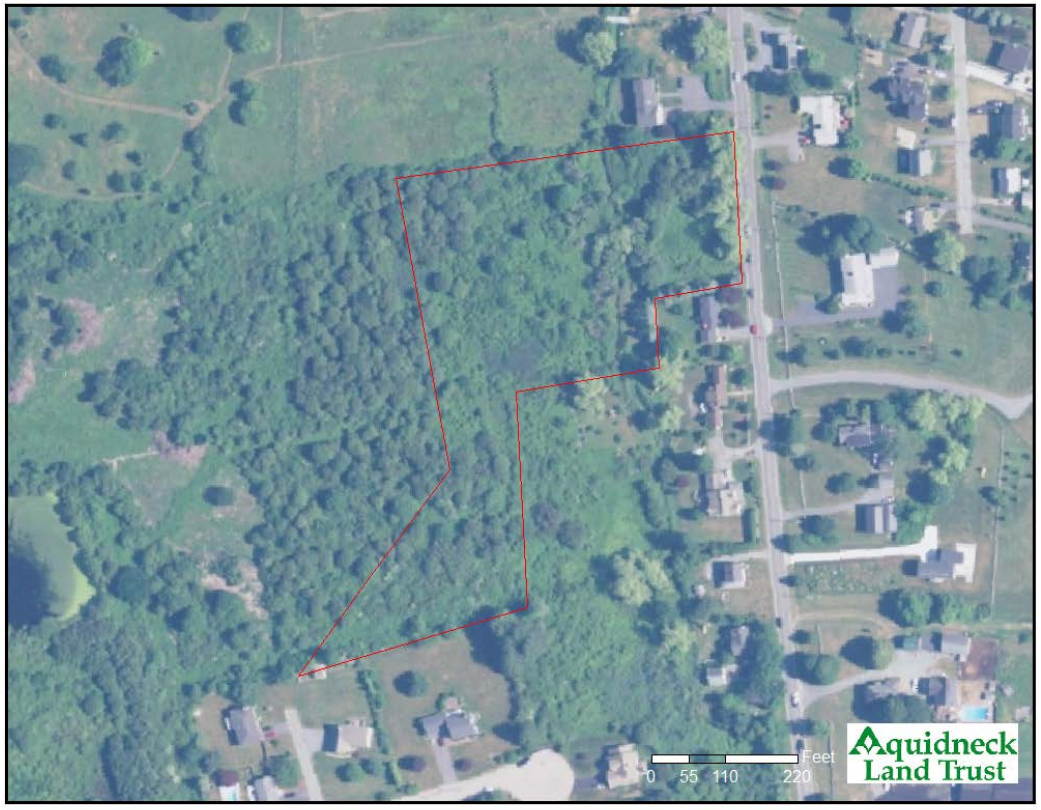
Using Surveys and Plat Maps



Using Surveys and Plat Maps



Using Aerials



What to Look for on Aerials

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Translate Aerials to On-The-Ground

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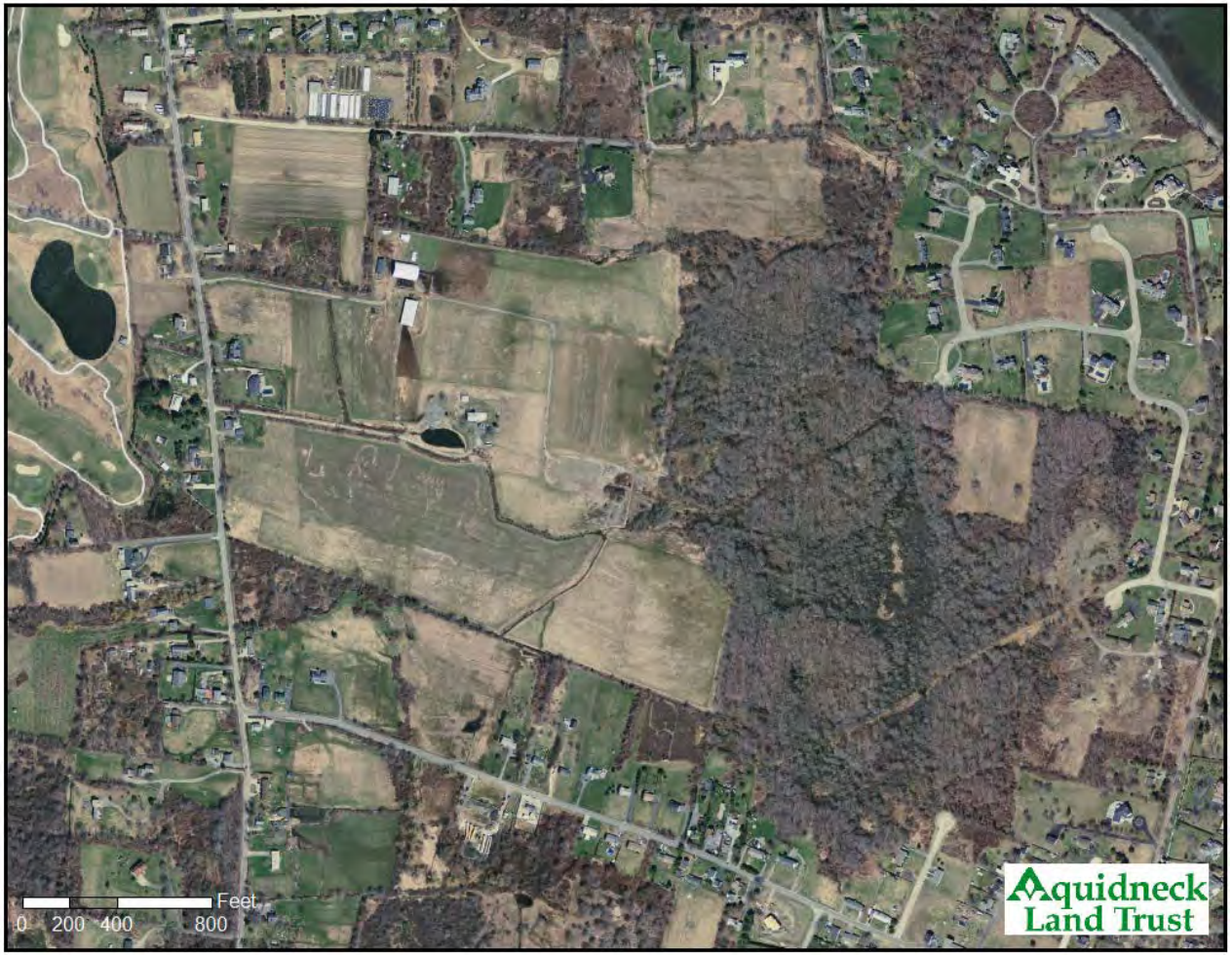
Oh no!! Despite my best plans I am lost!! What shall become of me?!

Record your route or tips for the next person!

Practical Exercise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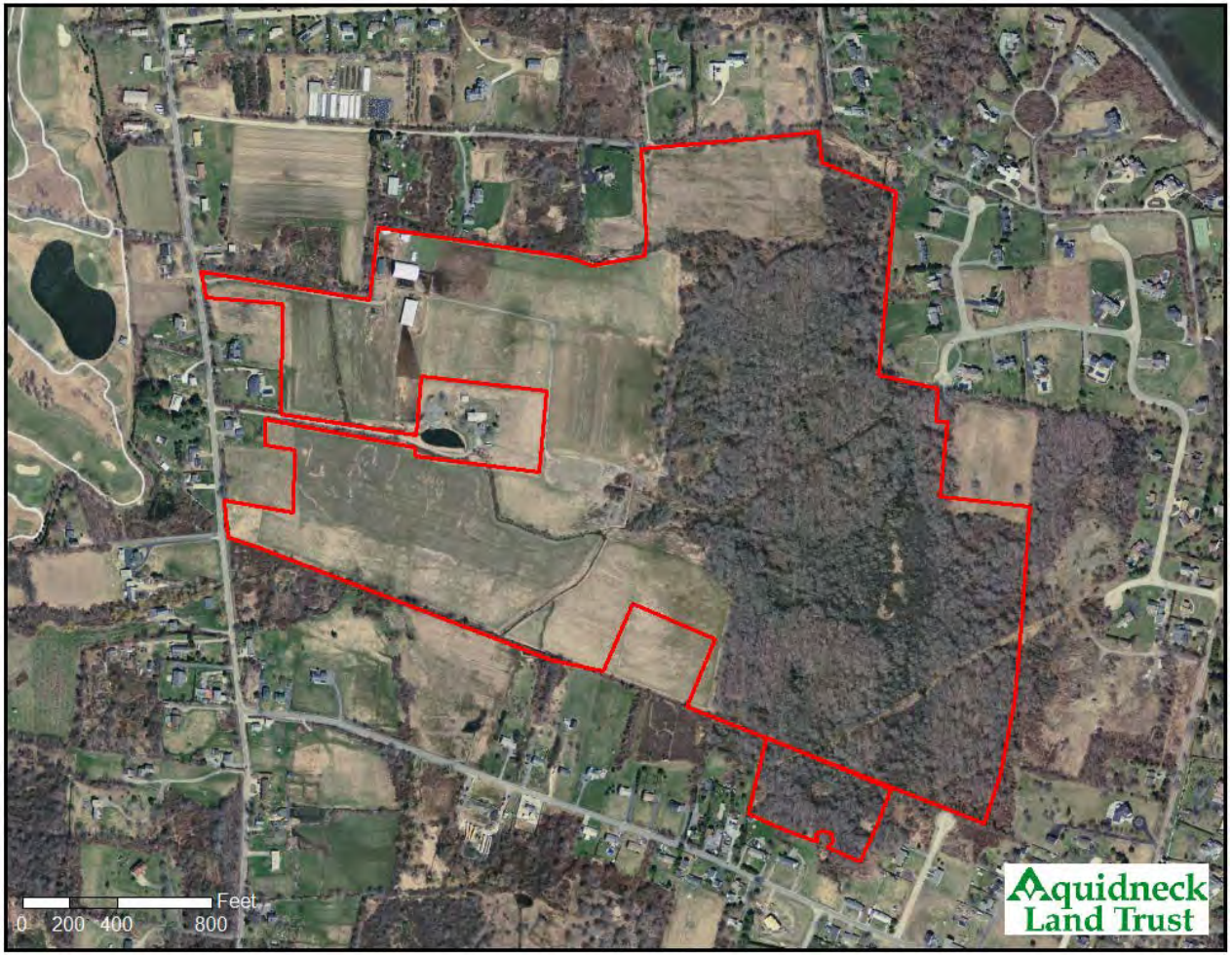
Aquidneck
Land Trust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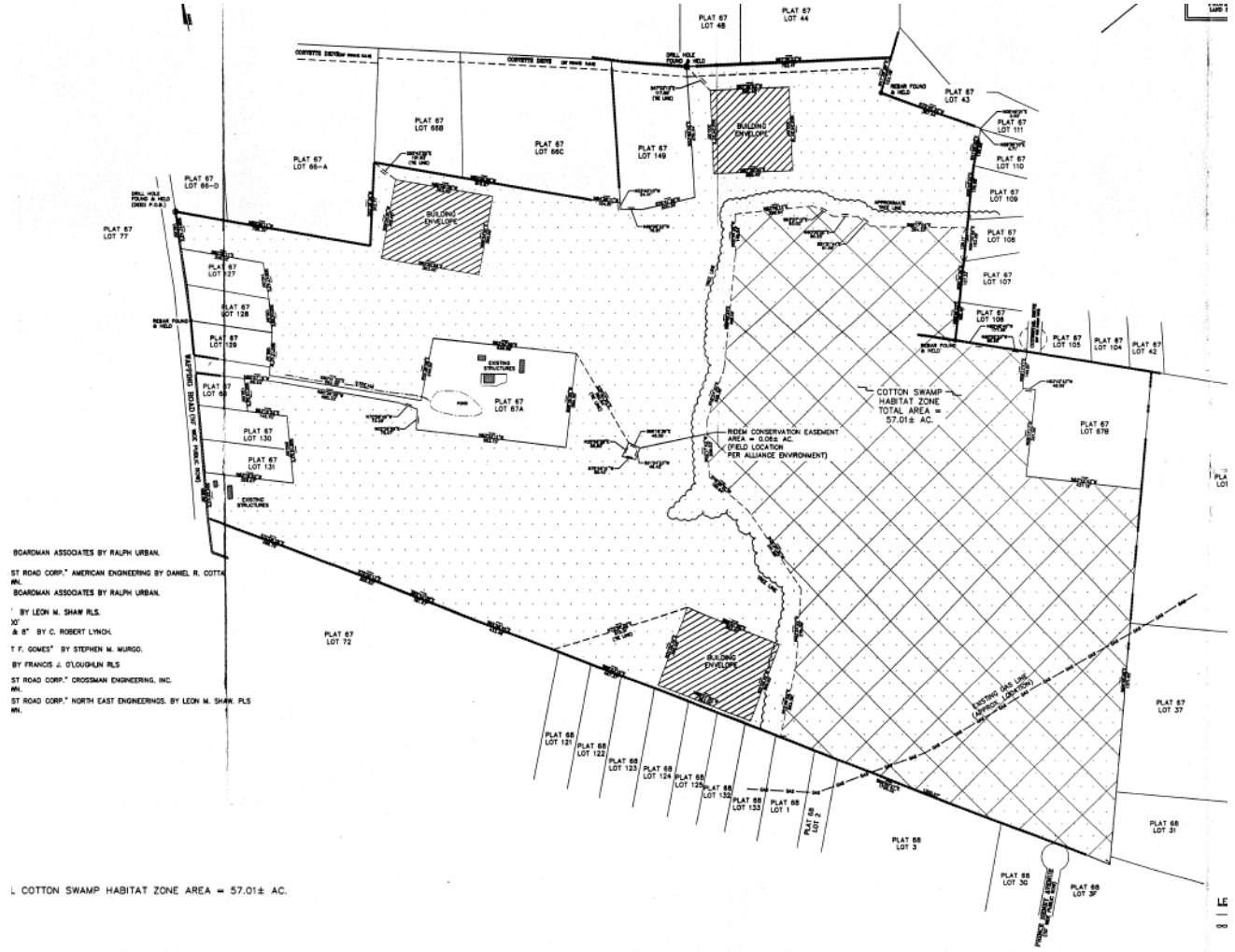
PLAT 67 LOT 48
PLAT 67 LOT 44
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PLAT 67 LOT 104
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PLAT 67 LOT 66B
PLAT 67 LOT 66C
PLAT 67 LOT 149
PLAT 67 LOT 66-A
PLAT 67 LOT 66-D
PLAT 67 LOT 77
PLAT 67 LOT 127
PLAT 67 LOT 128
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PLAT 67 LOT 66
PLAT 67 LOT 130
PLAT 67 LOT 131
PLAT 67 LOT 67A
PLAT 67 LOT 67B
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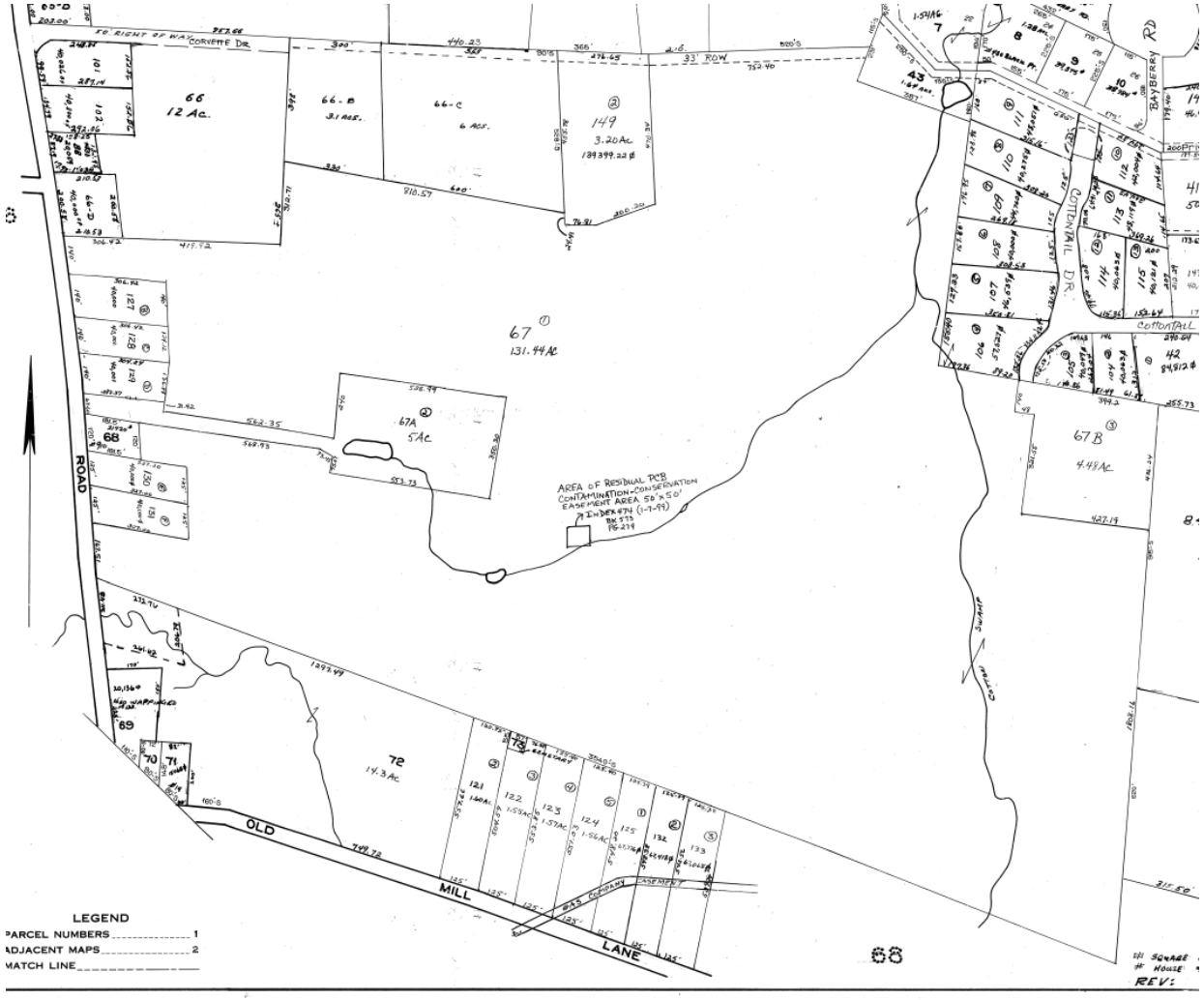
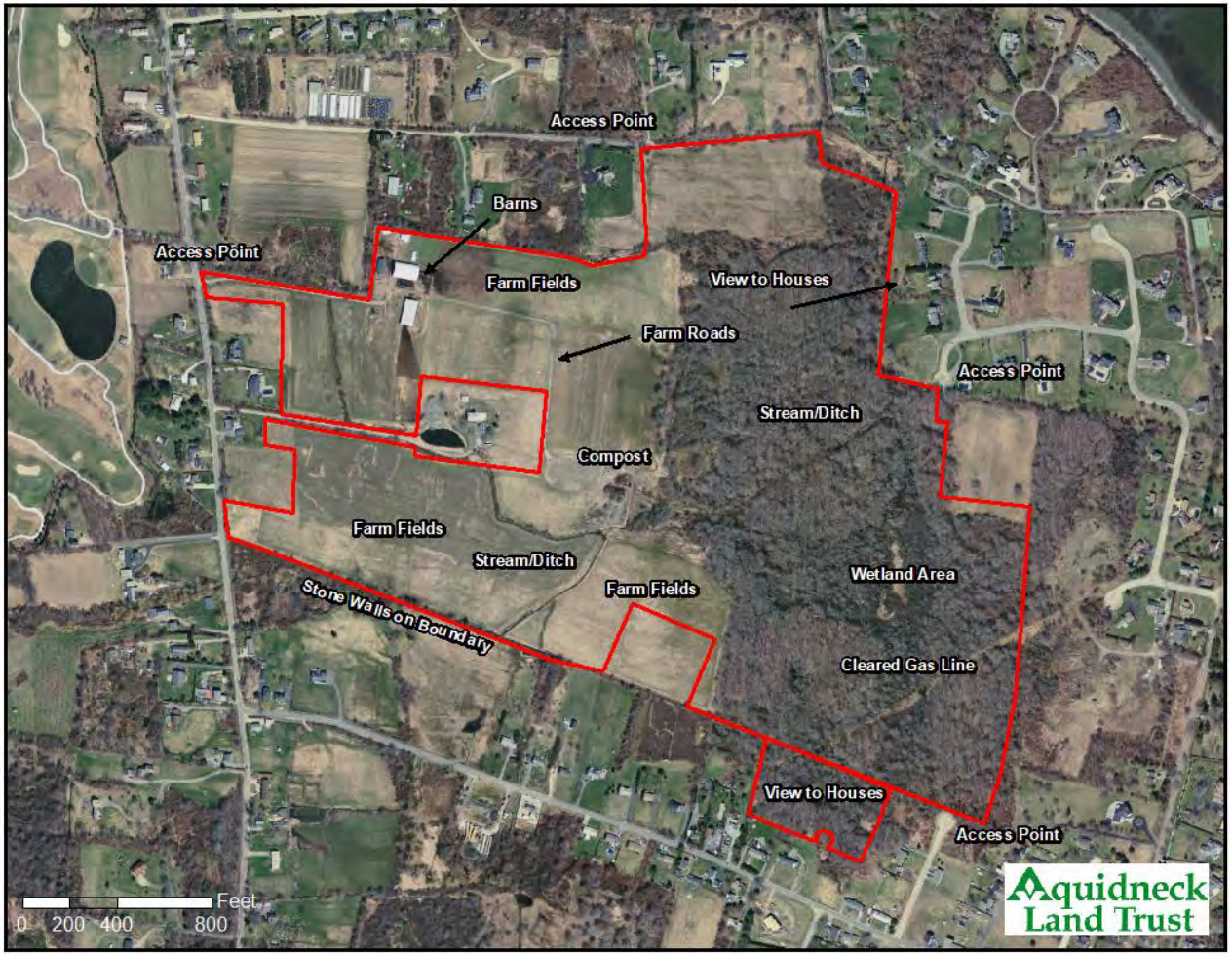
PLAT 67 LOT 37
PLAT 68 LOT 121
PLAT 68 LOT 122
PLAT 68 LOT 123
PLAT 68 LOT 124
PLAT 68 LOT 125
PLAT 68 LOT 132
PLAT 68 LOT 133
PLAT 68 LOT 1
PLAT 68 LOT 2
PLAT 68 LOT 3
PLAT 68 LOT 31
PLAT 68 LOT 30
PLAT 68 LOT 3F
BUILDING ENVELOPE
BUILDING ENVELOPE
BUILDING ENVELOPE
BUILDING ENVELOPE
COTTON SWAMP HABITAT ZONE TOTAL AREA = 57.01± AC.
RIDEM CONSERVATION EASEMENT AREA = 0.06± AC. (FIELD LOCATION PER ALLIANCE ENVIRONMENT)
EXISTING STRUCTURES
EXISTING STRUCTURES
POND
STREAM
EXISTING GAS LINE (APPROX. LOCATION)
BAYVIEW ROAD (50' PUBLIC R.O.W.)
PRINCE LAURIER AVENUE (PUBLIC R.O.W.)
REBAR FOUND & HELD
DRILL HOLE FOUND & HELD
CONCRETE BOUND FOUND & HELD
BOARDOMAN ASSOCIATES BY RALPH URBANI.
ST ROAD CORP." AMERICAN ENGINEERING BY DANIEL R. COTTA
RN.
BOARDOMAN ASSOCIATES BY RALPH URBANI.
' BY LEON M. SHAW RLS.
30"
& 8" BY C. ROBERT LYNCH.
T F. GOMES" BY STEPHEN M. MURGO.
BY FRANCIS J. O'LOUGHLIN RLS
ST ROAD CORP." CROSSMAN ENGINEERING, INC.
RN.
ST ROAD CORP." NORTH EAST ENGINEERINGS. BY LEON M. SHAW. PLS
RN.
L COTTON SWAMP HABITAT ZONE AREA = 57.01± AC.


CORVETTE DR.
66
12 Ac.
66-B
3.1 AGS.
66-C
6 ACS.
149
3.20Ac
139399.22 ☐
67
131.44Ac
67A
5Ac
AREA OF RESIDUAL PCB CONTAMINATION-CONSERVATION EASEMENT AREA 50'x50' INDENTH (1-7-99) BK 575 PG 219
67B
4.48Ac
42
84,512 ☐
BAYBERRY RD
COTTONTAIL DR.
ROAD
69
72
14.3 Ac.
OLD MILL LANE
68
LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE


Access Point
Barns
Access Point
Farm Fields
View to Houses
Farm Roads
Access Point
Stream/Ditch
Compost
Farm Fields
Stream/Ditch
Wetland Area
Farm Fields
Stone Walls on Boundary
Cleared Gas Line
View to Houses
Access Point
Feet
0 200 400 800
Aquidneck Land Trust

Phone Apps, Drones, and More

- Mobile Apps to Collect/Map data and Photos:
  - Ex) ArcCollector, GaiaGPS
- Specialty software like LANDSCAPE
- Tablets, Off-Line Capability
- Drone Monitoring
- ArcGIS.com


Verizon
4:20 PM
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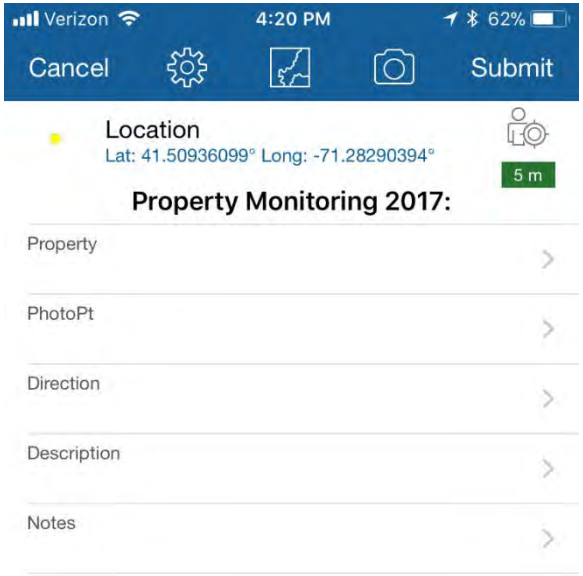
Maps
More
5 m


Verizon
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Submit
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Property Monitoring 2017:
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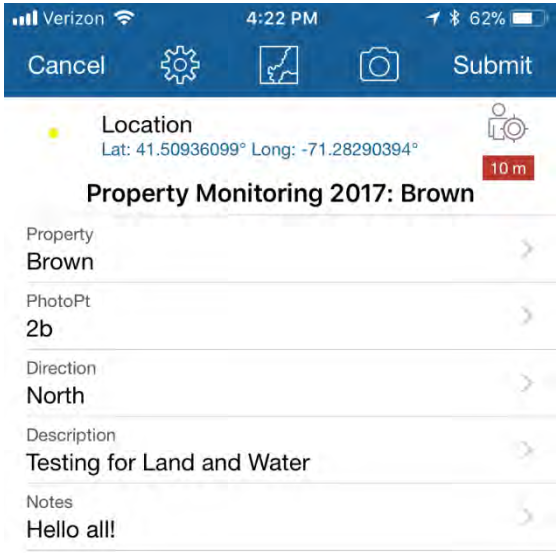
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Lat: 41.50936099° Long: -71.28290394°
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Property Monitoring 2017: Brown
Property
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Testing for Land and Water
Notes
Hello all!


19:13:33 2017/07/19 24 °C
TRAIL CAMERA