

Montana Association of Registered Land Surveyors

"WE MEASURE UP"



Utilizing the Services of Your Land Surveyor

Protect your investment by
retaining the services of a
Professional Land Surveyor
prior to planning and designing
your next development.



Surveying Montana for Montanans – Makes it all worthwhile.

Six Critical Tips Before You Develop



1. **MEET THE PROFESSIONAL LAND SURVEYOR.** The laws of the state of Montana provide that only a licensed professional land surveyor may perform surveys for the public. The requirements for licensure may be acquired through a combination of formal education, office and field experience under the guidance and direct supervision of a professional land surveyor over the course of 6 to 10 years, good moral reputation, and successful completion of 16 hours of examinations administered by the Montana Board of Professional Engineers and Land Surveyors.
2. **TYPES OF SURVEYS PERFORMED BY PROFESSIONAL LAND SURVEYORS.**
 - **LOT SURVEYS:** Staking and mapping of both unimproved and improved residential lots for the purpose of anticipated new construction, locating existing improvements, or locating property boundaries.
 - **LAND DEVELOPMENT SURVEY:** The survey mapping and planning of a tract of land for roads, residential lots, multi-family lots, recreational areas and commercial sites.
 - **MORTGAGE OR ENCROACHMENT SURVEY:** These surveys are usually requested by a lending institution for the purpose of assurance that the improvements, which provide the basis for a mortgage, are located within the particular tract of land described in the mortgage.
 - **TOPOGRAPHIC AND LAND MANAGEMENT SURVEY:** Surveying for contour maps for the purpose of Management analysis, planning, subdivision design, agriculture, and mining.
 - **BOUNDARY SURVEY:** A survey made to establish or re-establish a boundary line on the ground and to obtain data for constructing a map or plat showing a boundary line.
3. **HOW TO SECURE THE SERVICES OF A PROFESSIONAL LAND SURVEYOR.** All land surveys made in the state of Montana must be done by or under the supervision of a Licensed Professional Land Surveyor. Ask your Realtor, Attorney, Abstract Title Company, or County Clerk and Recorder for the name and address of a Professional Land Surveyor.
4. **COST OF LAND SURVEYING.** The professional land surveyor bases their costs upon the time required for their staff to complete the job. Routine survey work can be estimated as to cost, but the client must realize that in many situations the surveyor cannot predict the time that will be required to uncover necessary monuments, restore lost or obliterated corners, research legal descriptions, conduct field work, and complete the necessary mathematics to

establish corners and draw a map of the property. One of the most uncertain areas relating to the cost of a survey is recovering various types of monuments. It is important for land owners, contractors and the general public to be aware that careless treatment and destruction of survey monuments adds greatly to the cost of subsequent surveys.

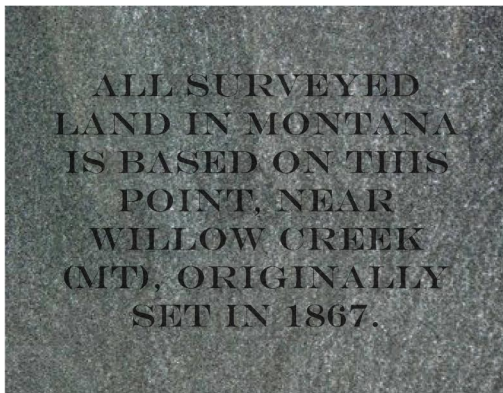
5. **SURVEYING REQUIREMENTS OF LAND.** Montana law requires that every subdivision of land shall be surveyed and platted by or under the supervision of a Registered Land Surveyor. Montana law also requires that all divisions of land for sale, other than a subdivision, into parcels which cannot be described as a 1/32 or larger aliquot part or a section or a U.S. Government lot, must be surveyed by or under the supervision of a Registered Land Surveyor.

You should require land to be surveyed and located on the ground before you purchase it to be sure the deed describes and conveys land you are expecting to purchase.

6. **FILING REQUIREMENTS FOR SURVEYED LAND.** Montana law requires that every final subdivision plat must be filed for record with the County Clerk and Recorder before title to the subdivided land can be sold or transferred in any manner.

Montana law also requires that within 180 days of the completion of a survey, the registered land surveyor responsible for the survey shall prepare and submit for filing a Certificate of Survey in the county in which the survey was made if the survey:

- (1) provides material evidence not appearing on any map filed with the county clerk and recorder or contained in the records of the United States Bureau of Land Management;
- (2) reveals a material discrepancy in the map;
- (3) discloses evidence to suggest alternate locations of lines or points;
- (4) establishes one or more lines not shown on a recorded map, the positions of which are not ascertainable from an inspection of such map without trigonometric calculations.



MARLS History and Organization



The Montana Association of Registered Land Surveyors (MARLS) is a statewide organization of Montana licensed professional land surveyors dedicated to improving the quality of professional land surveying and land records in the state. This organization supports land surveyors at the state level and at the national level. MARLS is a charter member of the Western Federation of Professional Surveyors and an affiliate member of the American Congress on Surveying and Mapping.

MARLS held its first meeting on April 30, 1963. At that meeting, it was decided that an association needed to be formed "to further and protect the interests of the profession of land surveying". Eight points were adopted as guidelines on how this was to be done:

- (1) Promote the common good and welfare of its members and the public in the profession of land surveying.
- (2) Advance the study of land surveying and the education of land surveyors.
- (3) Promote public knowledge, faith, and reliance in licensed professional land surveyors and their work.
- (4) Foster and maintain high standards of professional ethics in the practice of land surveying.
- (5) Foster and support legislation generally beneficial to the profession and to the citizens of the state of Montana.
- (6) Promote closer relations, understanding, and cooperation within the profession.
- (7) Establish better relations between the land surveyor and other professions interested in land surveying.
- (8) Aid and encourage the interest of associate and student members of the association.

The MARLS Board of Directors and Committee Chairs hold meetings every quarter. These dedicated volunteers continually use these eight (8) values in their work to improve the surveying profession in Montana.

MARLS monitors and proposes Legislation regarding the surveying profession with a lobbyist working with the MARLS Legislative committee.

MARLS continues to grow each year, starting with 28 charter members in 1963 to currently approximately 500 members with eight state chapters. With growth comes more opportunities for our members and a stronger front for the surveying profession.

MARLS is also one of the Continuing Education and training organizations, providing annual conferences & seminars to help the Surveying Profession meet their Continuing Education requirements for the State of Montana. **Learn More:** www.marls.com

Members of MARLS adhere to a strong Code of Ethics and are committed to the highest standards in protecting the interest of the public while establishing and evaluating land boundaries and laying out construction improvements.

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