

Here are some important land surveying terms that cover general land surveying terms, evidence and water boundaries.

IMPORTANT LAND SURVEYING TERMS-General

ADVERSE POSSESSION: A method of acquisition of title by possession for a statutory period of time and under certain conditions.

EMINENT DOMAIN: The right of the government to acquire private property for public use upon making just compensation.

DEED: An instrument in writing which, when executed and delivered, conveys an estate in real property or interest therein.

CONVEYANCE: A written instrument which passes interest in real property from one person to another.

LIVERY OF SEISIN: An early method of transferring land; "delivery of possession, or seized of the land."

ESCHEAT: Reversion of property to the state where there is no one competent or available to inherit.

CONDEMNATION: The process by which property is acquired by the state for roadway purposes through legal proceedings under the power of eminent domain.

WILL: A written instrument, legally executed, by which one provides for the distribution of their estate after death.

DEVISE: The transfer of property by will or last testament.

PUBLIC DOMAIN: Vacant land held in trust by the federal government for the people.

PATENT: An instrument conveying title to public domain land.

LEGAL DESCRIPTION: A group of words recognized by law which definitely locates property by reference to recorded surveys, coordinate systems, maps, lots, blocks, tracts, metes and bounds, or sections, township, range and meridian.

WARRANTY DEED: An instrument in writing, by which title to real property is conveyed wherein the freehold is guaranteed by the grantor, his heirs, or successors.

Special Warranty Deed: A deed in which the grantor warrants the title against defects arising after he acquired the land but not against defects arising before that time.

ABSTRACT: A bare or brief statement of facts written in abbreviated word; a statement of important parts of a deed, trust deed, or other legal instrument.

ABSTRACT of TITLE: A summary of all conveyances, such as deeds, or wills, and legal proceedings, giving the names of the parties, the description of the land, and the agreements, arranged to show the continuity of ownership.

TITLE INSURANCE: Insurance against financial loss resulting from claims arising out of defects in title to real property, which are existent but undisclosed at the time the policy is issued by the title company.

TORRENS TITLE SYSTEM: The basic principle of the system is the registration of the title to the land, instead of registering as under the old system, the evidence of such title.

HIATUS: An area between two surveys of record, which by record are described as having one or more common boundary line with no omission; a gap or opening between two surveys of record.

GORE: Triangular shaped tract of land between two adjoining survey tracts, because of inaccuracies in the boundary surveys or descriptions.

ENCROACHMENT: The act of trespassing upon the domain of another.

GRANTEE: A person whom property is transferred by deed, or to whom property rights are granted.

GRANTOR: A person who transfers property by deed, or grants property rights.

IMPORTANT LAND SURVEYING TERMS-Evidence

EVIDENCE: That which is legally submitted to a competent tribunal as a means of ascertaining the truth or untruth of any alleged matter of fact under investigation.

EXTRINSIC EVIDENCE: Evidence derived from sources outside the writings.

INDISPENSABLE EVIDENCE: Evidence that is necessary to prove a fact.

CONCLUSIVE EVIDENCE: Evidence that which the law does not permit to be contradicted.

PRIMA FACIA EVIDENCE: Evidence that which suffices for proof until rebutted by other evidence.

CIRCUMSTANTIAL EVIDENCE: Evidence that depends on inferences or presumptions that tend to prove a fact by proving another.

RELEVANCY: The relationship between the evidence being used and the fact , theory, or proposition that the surveyor wishes to prove.

PRESUMPTION: Deductions that the law expressly directs to be concluded from certain known facts.

INFERENCE: Evidence in the form of logical conclusion from a set of acts without express directions of the law to that effect.

IMPORTANT LAND SURVEYING TERMS-Water Boundaries

RIPARIAN: Pertaining to anything connected with or adjacent to the banks of a stream or other bodies of water.

EROSION: The wearing away of land or other structures by running water, glaciers, wind and waves.

ACCRETION: The act of growing to a thing; usually applied to the gradual and imperceptible accumulation of land by natural causes.

ALLUVION: Where, from natural causes, land forms by imperceptible degrees upon the bank of a body of water, either by accumulation of material or by the recession of water.

REVULSION: A strong or sudden pulling away or drawing back; withdrawal; a strong or sudden reaction, reversion or change.

AVULSION: The act performed by a stream when it suddenly breaks through its banks in an unexpected manner. Rapid erosion.

RELICTION: The gradual and imperceptible recession of water, resulting in the uncovering of land once submerged.

THREAD of STREAM: A line formed halfway between the high water marks on the banks of a stream.

THALWEG: The deepest part of a stream; the place where the last drop of water will flow.

BED: Normally that land which is covered by water sufficiently long enough to keep it bare of vegetation and destroy its value for agriculture.

MEANDER LINE: A line run by a surveyor for the purposes of platting a size and extent of a water body. Not meant to be ownership line. The water body has its own ownership relative to type of water body.