The Importance of Performing Route Surveys in the State of Indiana

Presented to:

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Questions

- What is a Route Survey?
- When is a Route Survey Mandated?
- What are the Advantages of a Non-Mandated Route Survey?
- What are the Minimum Standards of a Route Survey?
- What is Included in a Route Survey?
- What Types of Projects May Require a Route Survey?
- What Does a LCRS Look Like?
LCRS
LOCATION CONTROL ROUTE SURVEY
What is a Route Survey?

A Location Control “Route Survey” refers to surveys executed for the purpose of acquiring an interest along a linear corridor.
When is a Route Survey Mandated?

INDOT & Local Public Agency (LPA) projects that require new Right of Way
(with exception)

*Exception - the term does not include surveys executed for acquisition parcels that are of even width and immediately adjacent to an existing title, easement, or right-of-way line and do not require a property survey in order to prepare an accurate legal description for the parcel.
What are the Advantages of a Route Survey?

- Current ownership and parcel identification of potentially affected owners
- Recreate control alignments from original project plans
- Cross references recorded LCRS with individual plats
- Common project coordinates for future Construction/Right of Way layout
- Graphically shows relationship between route survey control alignment and section lines
- Establishes reference ties to recreate all alignments at a later date
- Limits client liability
What are the Minimum Standards of a Route Survey?

Comply with Indiana Administrative Code Title 865, Rule 12 adopted June 12, 1988

Govern:

- Research Required
- Fieldwork Procedures
- Measurement Requirements
- Recording
- Monumentation
What is Included in a Route Survey?

A Plat & Report Showing:

- Route Survey Control Line or Lines
- Apparent Boundary, Right of Way and Occupation Lines
- Current Deed of Record
- Section Lines
- Surveyor’s Report
What Types of Projects May Require a Route Survey?

- Railroads
- Highways
- Waterways
- Electric Lines
- Pipelines
- Linear Transportation or Utility Routes
What Does a LCRS Look Like?
What Does a LCRS Plat Look Like?

- Known Easements
- Property Ownership Information
- Apparent Right-of-Way
- General Notes
- Control Line
- Reference Ties For Control Points and Section Corners
- Control Table with Coordinates in State Plane Values
- Section Corner Information
- Control Line and Alignment Point Set
What Does a LCRS Surveyors Report Look Like?

Alignment Information Including Previous Plans and Recovered Documents Used During this Survey

Right of Way Information

Right of Way
Lines labeled “APPARENT R/W” have been established from recorded plats, deeds, surveys, construction plans and found monuments referenced in documents. When available, recorded grants and/or road records were utilized. Any right-of-way lines shown on this survey but not specifically listed in recorded deeds, affidavits or other legal documents are assumed and are shown with no merit of being purchased from adjoining land owners. All referenced right-of-way documents and lines generated there from are based on research performed at the beginning and during the project and have not been verified since said time. Any issue needing to be resolved will need to be addressed in the right-of-way engineering phase of this project (performed by PCS or others). In all other areas the existing right-of-way is shown to be the edge of the traveled way per INDOT Design Manual or INDOT Right-of-Way Engineering Manual specifications. Right-of-way monuments were recovered as shown on this survey. It is presumed that there are rights associated to all areas where right-of-way monuments exist; however, there was not documentation provided, found or otherwise to know the extent of those rights. Attention should be taken to these monuments where they fall inside and outside of the assumed right-of-way location as depicted. It is likely that rights exist on and along said areas, prescriptive or otherwise, and should be investigated further by an attorney and/or title company.
What are the Next Steps?

• Construction Plans
• Additional Right of Way Required
• Parcel Plat and Legal Description
• Appraisal / Buying Process
• Construction
• Completed Project
Construction Plans
Typical Plan and Profile Sheet
(Provided by Engineer)
Alignment from the LCRS

Parcel taking

Location of the Parcel

Instrument number of the affected parcel

Alignment Points referenced in the LCRS

Parcelable

Exhibit "B"
RIGHT OF WAY PARCEL PLAT
Prepared for Indiana Department of Transportation
by Parsons, Cunningham & Starlite Engineers, Inc (Job # 110027)
Summary and Questions

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