The Importance of Performing Route Surveys in the State of Indiana

Presented to:

March 6th, 2013

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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?

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

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

Alignments—The Bearing/Stationing and Alignment establishment notes for:
The creation of Line “A” and Line “E” were developed from a design line.
Original centerline monuments from past route surveys were searched and
found per this survey. The undersigned believes monuments have been
construction and road repairs and resurfacing projects that have taken place.
Several right-of-way monuments, adjacent property corners and section
recovered (see survey plat pages for recovered monuments and new
alignments), and were utilized for the association of said Lines.

tie sheet and found in good condition. The be less than 0.3 feet due to inconsistencies
recovered. Said section corner record tie sheet as far back as 1820 and was verified and resubmitted.

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)
Instrument Number of the recorded LCRS
The location of the parcel.
Acreage of the proposed Acquisition.

Alignment from the LCRS
Alignment Points referenced in the LCRS
Parcel taking
Location of the Parcel
Instrument number of the affected parcel

EXHIBIT "B"
RIGHT OF WAY PARCEL PLAT
Prepared for Indiana Department of Transportation by Parsons, Cunningham & Sharlett Engineers, Inc (Job # 110027)

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