

Survey Report Guidance

The consultant should provide documentation ahead of right-of-way plans, and the documentation should contain some basic information such as and not necessarily in this order

1. Identify the controlling survey (include book and page. Include original and transcribed version)
 - a. An analysis comparing the record measurements to the field measurements. If different then
 - i. What controlled the field measurement
 - ii. A statement that it is within the acceptable tolerance
2. A statement that no alterations or discontinuances were found and a basis for that statement, i.e. performed records research through 1935 in the town records and 1935 to present in VTrans records (this example assumes the State took the road over in 1935, but there could be many scenarios here).
3. A review of evidence that is general in nature i.e. Wallingford maps, Beer's Atlas, other old maps showing cemeteries, historic preservation surveys.
4. A review of the specific evidence abutting parcel by abutting parcel (all available evidence is clearly defined in 19 VSA ss 33 and includes things such as present road location, deeds, plats, existing topography, intersections, etc.). The review of the evidence can and most likely will extend beyond the project limits.

The report should include:

1. A visual (map) of all parcels with an index to a narrative.
2. A narrative broken into 2 sections
 - i. Evidence that supports the location and width shown
 - ii. Evidence that is contrary to the location and width shownFor each of the sections provide per parcel:
 - o What was found
 - o Relevance of what was found- evidence as to the location, evidence as to width, evidence as to the location and width.
 - o Conclusion
5. Verify that the majority of evidence (51% or more) is in support of your conclusion (it's possible to not have evidence for some parcels).
6. A statement from the surveyor that "In their professional opinion they have correctly identified the controlling survey(s) as "xxx" and that based on all available evidence their survey accurately depicts the location and width of said survey." Or something like that.
7. A plot of the controlling survey, unedited, over current orthophotography or topo map