THE BASICS OF PROPERTY SURVEYS
PUBLIC LAND SURVEY SYSTEM
GENERAL LAND OFFICE (GLO)

GLO surveyors in Oregon, 1923
GLO SURVEY NOTES

Black oak
24 in diam.

White oak
48 in diam.

White oak
60 in diam.

White Elm
18 in diam.
Public Land Survey System (PLSS)

Section 14 shows both normal division of the section into aliquot parts and the fractional division into government lots.
ILLINOIS, 4TH P.M., T27N:R3E, SEC 30, JO DAVIESS COUNTY
Illinois, 4th P.M., T27N:R3E, S ½ & SE ¼ of the NE ¼, Sec 30, Jo Daviess County, 357 acres.
COORDINATE SYSTEMS

5,000 units N
2,000 units E
Triangulation
BASE STATION AND ROVER
Sources of Signal Interference

- Earth’s Atmosphere
- Solid Structures
- Metal
- Electro-magnetic Fields
Why have your property professionally surveyed?

- To be a good neighbor!
WHY HAVE YOUR PROPERTY PROFESSIONALLY SURVEYED?

- The average citizen cannot achieve the accuracy of a professional licensed surveyor due to inferior equipment.
- Even if you could, your “version” of a survey is not official and would probably not “hold water” in a court of law.
- Property surveys are official only when completed by a state licensed professional surveyor.
INCLUDE A BOUNDARY SURVEY WITH YOUR FIRST TIMBER SALE
IL: WRONGFUL TREE CUTTING ACT

- Timber theft and trespass

- Offended Party can be awarded “treble stump damages”

“No tree is worth 3x what it is worth!”
Federal Income Tax on Timber

A Quick Guide for Woodland Owners

Fourth Edition
2012
EXAMPLE

You sold hardwood sawtimber for $8,000. Its adjusted basis was $1,000. You paid $800 to a consulting forester handling the sales. Your timber is an investment.

Sale price  $8,000
- Selling expenses  $800
- Adjusted basis (depletion)  $1,000

Gains  $6,200

You report the sale expenses on the new Form 8949 and Form 1040 Schedule D. It is prudent to file Form T (see page 25).
Tax Treatment of Timber

The National Timber Tax Website was developed to be used by timberland owners, as well as a reference for accountants, attorneys, consulting foresters and other professionals who work with timberland owners regarding the tax treatment of timber related activities.

New Developments

Webinar - Timber Tax Filing for the 2015 Tax Year
January 22, 2016 from 1pm - 2pm Eastern Time
40 acre tree farm
PURPLE PAINT LAW

PROPER PURPLE PAINT PLACEMENT

- Paint trees or posts
- Paint vertical lines; 8 inches or longer, 1 inch or wider
- Measure 3 feet above the ground; paint above this mark
- Measure 5 feet above the ground; paint below this mark
- In forest areas, paint lines about 100 feet apart
- In open land, paint lines about 1,000 feet apart
- Any shade of purple will work
ADVERSE POSSESSION

Allows a trespasser – sometimes a stranger but more often a neighbor – to gain legal title over your land:

1) hostile (against the right of the true owner and without permission)
2) actual (exercising control over the property)
3) exclusive (in the possession of the trespasser alone)
4) open and notorious (using the property as the real owner would, without hiding his or her occupancy), and
ACQUIESCENCE

This is similar to the doctrine of adverse possession, however there is no requirement that the actions be hostile, instead it is based on a mutual mistake.
TAKE HOME MESSAGE

Get your property surveyed!!!

- Happy neighbors agree on their property boundaries
- Avoid wrongfully cutting timber
- Stop adverse possession
- 100% tax deductible
- Provides you with legal assurance
- You are not a professional licensed surveyor, unless you are?
Questions
FENCE LAW
COMMONLY USED TERMS
GPS Accuracy
with SA on  with SA off

WAAS Accuracy

100 meters  15 meters  <3 meters

you are here