



PO Box 278
Cottleville, MO 63338
Phone (636) 922.1001
Fax (636) 922.1002
Mobile (636) 357.5062
Inbox@CardinalSurveying.com

The surveying process:

1. A contract is written on a property. The agent has the buyer sign/date title work and survey authorization form (work order) and places the order with a title company. (Note: A signed work order is required by the Missouri State Statutes in order for a survey to be performed.)
2. The title company runs title work on property, which determines the legal description and additional easements on the property. They then email or fax the signed work order and title work to the surveyor, placing the actual order.
3. The survey company orders the subdivision plat for the property from the appropriate county court house and requests easements from the title co.
4. The survey field crew goes to the property. They measure the house and any permanent improvements for dimensions. They then search for subdivision monumentation which would identify property corners, points on a curve or property line projections. If a Surveyors Real Property Report is being performed, a minimum of 2 pieces of monumentation are found but not verified to be correct. If a Boundary Survey is being performed, enough monumentation is found to verify the correct location of the property corners for our property. They then use a total station to measure distances and angles to verify the location of the house and improvements on the lot. With a boundary survey, all our property's corners are then either verified to be correct or reset if necessary and are visibly marked for the buyer with a wood lath (3' stick of wood). The actual property corner is a rebar or iron pipe that is 18" in length that is driven down flush with the ground.
5. The information from the field crew is given to a drafter who draws the information to create a "picture" of the property. Information is used from the subdivision plat and title work to establish lot dimensions and easements.
6. The survey is reviewed by a Professional Licensed Surveyor and corrections are made.
7. The final copies are delivered to the title company along with an invoice.
8. Payment for the survey is included in the closing costs and the title company pays the survey company from those fees.