



Libby Levinson



Survey Information

ILC: Improvement Location Certificate

An ILC is to locate/find any issues with the property, mainly encroachments onto or off of the property. This is mostly requested by title agencies when buying/selling a home. The sole purpose and intention of an ILC is not to determine exact legal limits of the property, but to serve as an inspection to disclose any adverse legal matters from a land surveying perspective (encroachments).

The ILC will show the property boundaries but does not mark them. Any “control” that was found (if they find property corners, they will note them), the house and any permanent structures on the property such as a driveways, walk ways, pools, sheds, garages, etc. and the dimensions of the house. If utility easements are called out on the title work and in the plat, they will be listed too. Property measurements are rounded +/- to the nearest foot.

ILC is received electronically signed, stamped and dated. An ILC will never hold up in a court of law over any property disputes. Legally, and ILC can be off by up to 6” in either direction of legal property line. The further out the surveyor has to look for control (range boxes, set property corners, sidewalk crosses, etc...) the less accurate an ILC can be. Sometimes this control is found across the street on a neighbor’s property, sometimes down the street and around the corner. Sometimes in a busy intersection (range box).

LSP: Land Survey Plat, also known as a PIN or Boundary Survey

This will show the property boundary only and any permanent structure that is within 2’ of the property line. This does not show structures on the property.

If no property corners of the property are found, they will be “set” on a second visit to the property by driving a 2 foot piece of rebar into the ground and setting it with a cap with the surveyor’s ID #. This survey is filed with the County in which the property is located. A CAD file can be released to an engineer or architect. A LSP can be used in a court of law for property disputes.

ISP: Improvement Survey Plat.

Usually an ISP is ordered to do any additions or improvements to the property. This survey is almost always required by the county, or in some cases, the city, in order to receive a building permit.

This will show the house, with dimensions, and all permanent structures which include: driveways, sheds, walkways, patios, walls, fences and all visible utilities such as meter boxes, overhead power lines and the property lines. If no property corners are located during the initial survey, the corners will be set on a return visit to the property. A 2’ piece of rebar is driven into the ground and set with a cap showing the surveyor’s ID #. This survey is filed with the county in which the property is located. An ISP can be used in a court of law for property disputes.

