



What is a Plat of Survey?

A Plat of Survey is a map that may include some or all of the following: an individual property's legal description, location, boundaries, dimensions of boundary segments, easements, setbacks, and existing structures. It is a document prepared and certified by a licensed certified surveyor from survey measurements collected on-site at the property. A Topographical Survey is a type of Plat of Survey that also includes elevation information, along with the location of other ground features such as trees, etc.

Historically a 'Plat of Survey' may not conform to the more rigorous surveys produced today. An 'ALTA/ACSM Land Title Survey' is certified to conform to a strict set of standards and is considered the 'gold standard' when it comes to modern day survey work. You can learn more about this type of survey at:

[MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.](#)

Who Needs a Plat of Survey?

These documents may be required to obtain a building permit; to buy, sell, or refinance a property; or to subdivide a parcel. A plat of survey can be useful in settling property line and encroachment disputes between owners of neighboring properties. Title insurance firms use them to verify property boundaries and to identify encroachments, easements, or other issues that may prevent "clear" title transfer in real estate transactions. For instructions on accessing Plat of Survey documents, follow the link under the "Land Records" tab at:

<http://maps.milwaukeecounty.org/>

How are Plats of Survey Collected?

A Plat of Survey is collected by a registered surveyor at the request of a property owner. The MCLIO Website provides access to Plats of Survey, *but only if a document exists for the property.*

In order to have a property surveyed, residents need to contact a registered land surveyor. The Wisconsin Society of Land Surveyors has compiled a list of surveyors that operate in Milwaukee County. The list is available here:

<http://www.wsls.org/images/stories/directory/Milwaukee.pdf>