

## Reading Plat Maps

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## Reading Plat Maps

### Outline

1. Introduction
2. Working From Large to Small
3. Plat Map Components
4. Definitions
5. Resources
6. Questions / Answers

### Overview

Pete Fowler Construction Services, Inc. (PFCS) is a team of building consultants with expertise in construction design, cost estimating, construction management, inspection and testing, construction claims and construction training. We combine these skills to serve as "expert construction consultants" who aid clients with all types of *building problems*: from physical building performance issues like defects or leaks, to building-process issues like scheduling or disputes. We use our unique systems to develop and deliver comprehensive solutions that steward our clients through their situation in the fastest, most cost effective way, creating actionable information that everyone can understand and use to make informed decisions.

### A. Plat Map Definition

1. A map or plan of an area of land showing actual or proposed features.  
Source: Ohio Historical Society  
[www.ohsrc.org/ode-focus-on-social-studies/document-analysis/pdf/Vocabulary%20List.doc](http://www.ohsrc.org/ode-focus-on-social-studies/document-analysis/pdf/Vocabulary%20List.doc)
2. A plot of ground; a plan or map, as of land  
Source: Dictionary.com ([dictionary.reference.com/browse/plat](http://dictionary.reference.com/browse/plat))
3. A map of a piece of land, in which are marked the courses and distances of the different lines, and the quantity of land it contains. 2. Such a plat; may be given in evidence in ascertaining the position of the land, and what is included, and may serve to settle the figure of a survey, and correct mistakes. 5 Monr. 160. See 17 Mass. 211; 5 Greenl. 219; 7 Greenl, 61; 4 Wheat. 444; 14 Mass. 149.  
Source: Bouvier's Law Dictionary, Revised 6th Ed (1856)

**A. Plat Maps Are Not Scary – What Are They?**

1. A map, drawn to scale, showing the divisions of a piece of land.
2. U.S. General Land Office surveyors drew township plats to show the distance and bearing between survey corners, and sometimes included topographic or vegetation information.
3. City, town or village plats show subdivisions into blocks with streets and alleys.
4. Further refinement often splits blocks into individual lots, usually for the purpose of selling the described lots; this has become known as subdivision.
5. After the filing of a plat, legal descriptions can refer to block and lot-numbers rather than portions of sections.
6. In order for plats to become legally valid, a local governing body, such as a public works department, urban planning commission, or zoning board must normally review and approve them.
7. Other names associated with Plat Maps are: Parcel Maps, Land Maps, Tax Maps, Real Estate Maps, Landowner Maps, Lot and Block Survey System and Land Survey Maps. Parcel maps, unlike any other real estate records, have no federal, state or municipal oversight with their development.

**B. Why Are Plat Maps Important to You?**

1. Most Property Managers don't care about the points on this slide. First, you tell me!
2. Property Management professionals should know how property is described in legal documents.
3. Understanding the big picture of a property (i.e. The Forest vs. The Trees).
4. Understanding property descriptions.
5. Understanding easements.
6. Useful in contracting for maintenance and repairs.
7. Designation of roads or other rights of way.
8. Ensuring that all property has access to a public right of way. Without such access, a property owner may be unable to utilize his or her property without having to trespass to reach it.
9. The platting process restricts the fraudulent practice of knowingly selling lots with no access to public right of way.

**B. Why Are Plat Maps Important to You?**

10. Dedication of land for other public uses, such as parks or areas needed for flood protection.
11. Ensuring compliance with zoning. Zoning regulations frequently contain restrictions that govern lot sizes and lot geometry. The platting process allows the governing authorities to ensure that all lots comply with these regulations.
12. Ensuring compliance with a land use plan established to control the development of a city.
13. Ensuring that all property has access to public utilities.

**C. Who is PFCS? - The Building Life Cycle Experts**

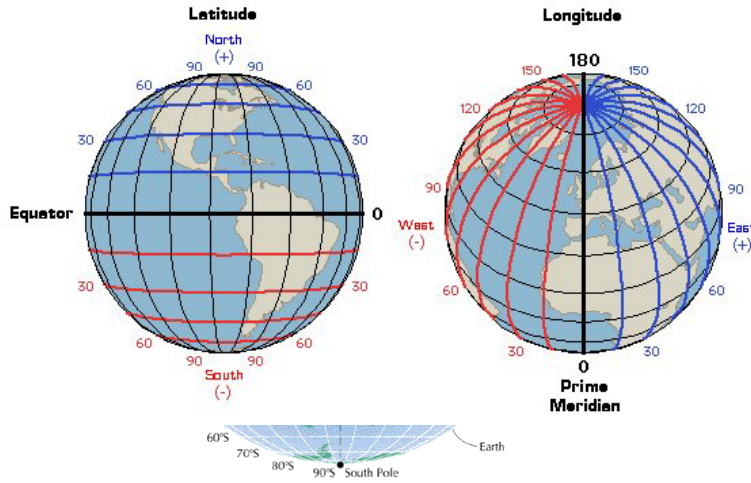
Services:

- Construction Cost Estimating
- Property Analysis
- Construction Claims Consulting
- Construction Defect Consulting
- Expert Testimony
- Training & Education
- Construction Management

Reading Plat Maps

2. WORKING LARGE TO SMALL

A. Earth

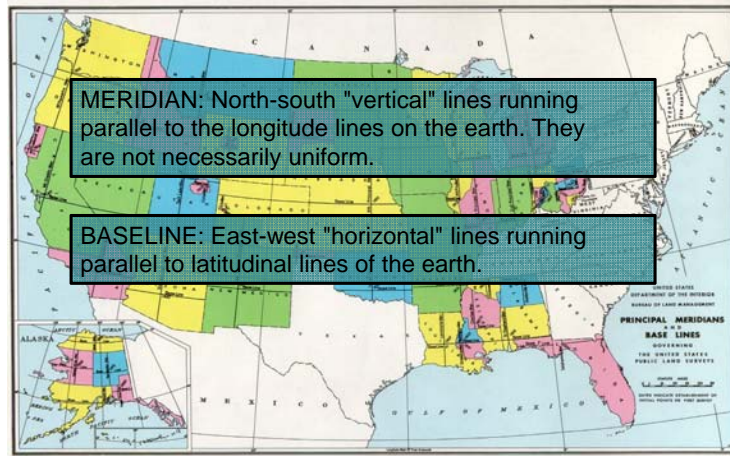


Meridians  
Prime Meridian  
Latitude  
Longitude  
Equator

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2. WORKING LARGE TO SMALL

B. Country

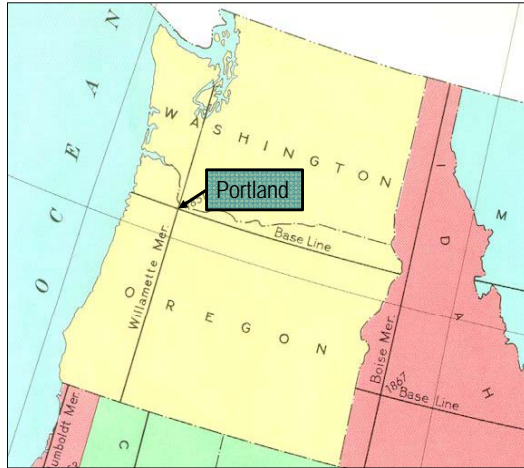


Principle  
Baselines and  
Meridians

Reading Plat Maps

2. WORKING LARGE TO SMALL

C. Meridian and Baseline

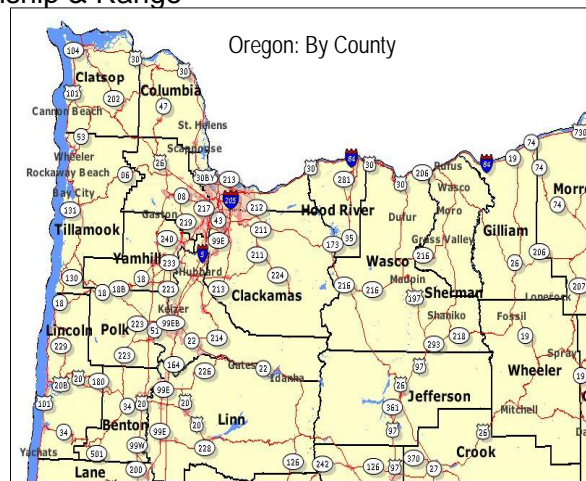


Pacific NW: Willamette Meridian, Portland Base Line

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2. WORKING LARGE TO SMALL

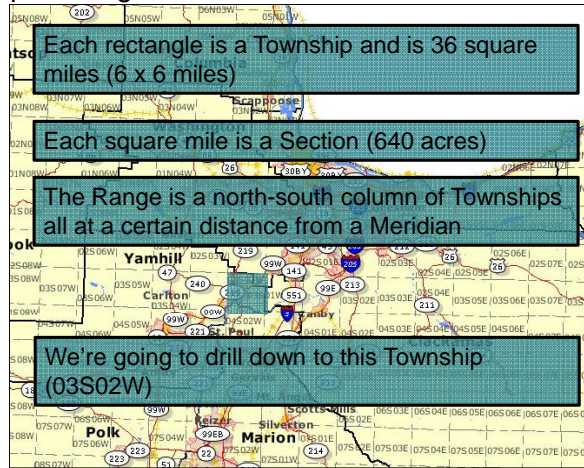
D. Township & Range



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2. WORKING LARGE TO SMALL

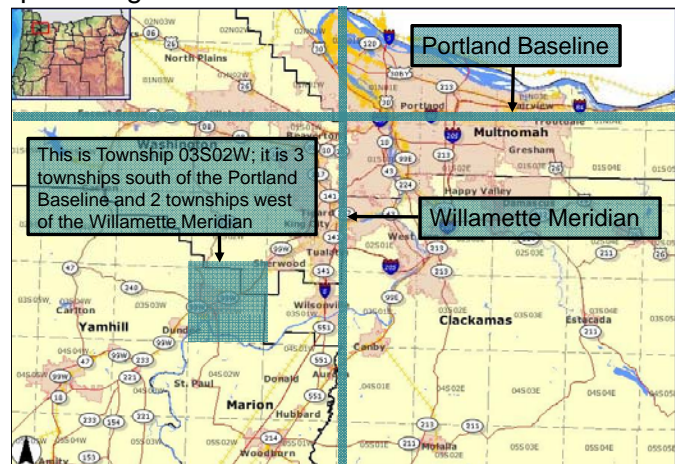
D. Township & Range



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2. WORKING LARGE TO SMALL

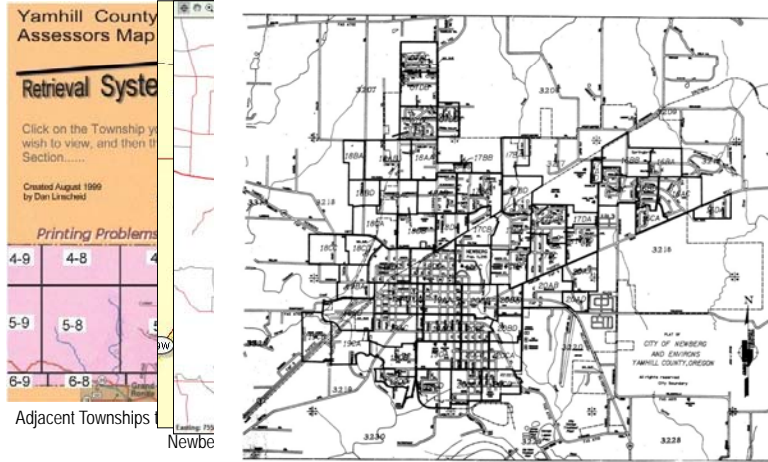
D. Township & Range



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2. WORKING LARGE TO SMALL

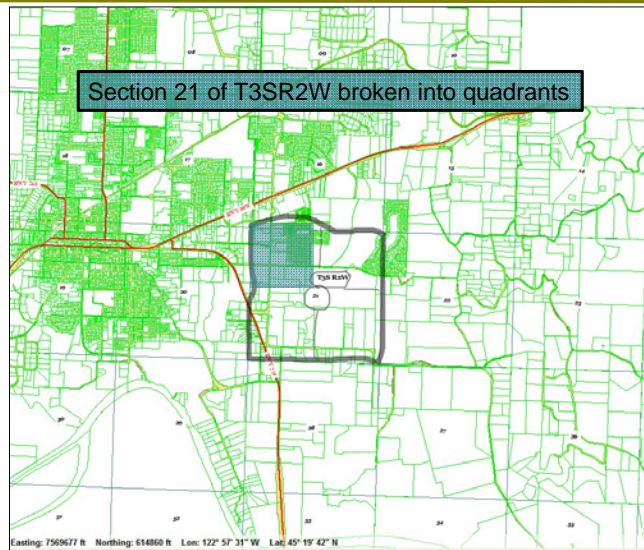
E. Township & Range



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E. Section





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F. Partition



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17

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2. WORKING LARGE TO SMALL

F. Partition



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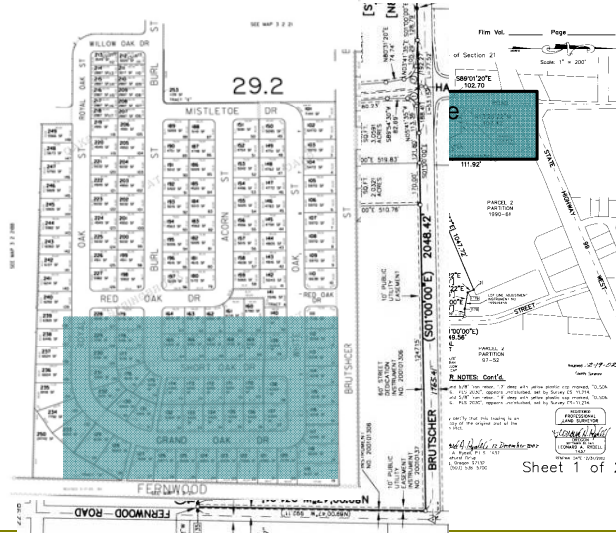
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18

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H. Parcel



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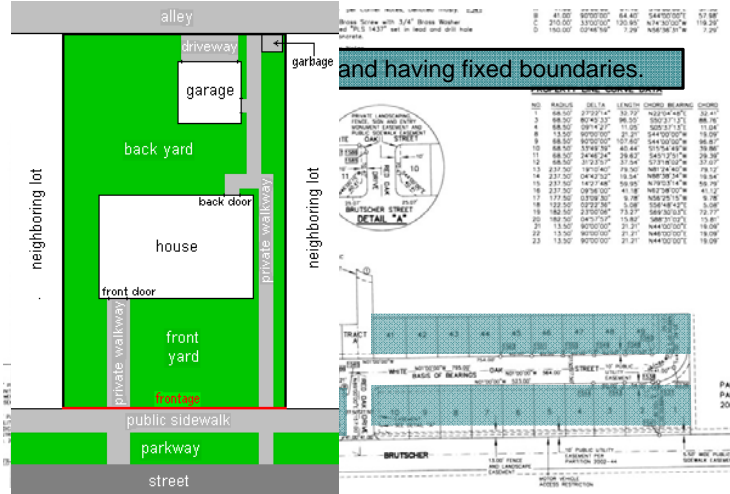
H. Parcel



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I. Lots



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2. WORKING LARGE TO SMALL

J. Labels

