



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## Will the County Surveyor's Office survey my land?

As a public agency, the Fresno County Surveyor's Office can only perform surveys on County owned lands and public right of ways within the unincorporated County area. The County Surveyor's Office cannot survey private property. You should contract with a private surveying firm for your surveying needs.

A surveyor can be found in the phone book, on the internet, or with the [Find-A-Surveyor function](#) on the [California Land Surveyors Association website](#). The County Surveyor's Office cannot make any recommendations for you.

Speak with three or four surveying firms. Be clear with your needs and expectations. Make sure you are comfortable with them. Make sure they are licensed with the [Board for Professional Engineers, Land Surveyors, and Geologists](#). At least one individual at any firm advertising land surveying services should be licensed with said Board. This is to protect you, your investment in your land, and the public at large.

Professional licensure will ensure that all laws regarding the boundary resolution of your land, and any demarcation thereof, is followed. Those laws may require the filing of a Record of Survey or other record(s) with this Office. Surveying services provided by any unlicensed individual or firm, or any perceived service(s) without the appropriate filings with this Office are a violation of State Law and will bring the boundary of your land - and your neighbor's land(s) - into question, possibly affecting your land use and availability, title, and tax assessment.

## How much will a survey cost?

The cost of a survey depends on several factors, including, but not limited to, parcel size, parcel accessibility & terrain, recent surveys in the area, and scheduling limitations of the contracted surveying firm.

## Can the County recommend a Licensed Land Surveyor?

The County Surveyor's Office cannot make any recommendations for you. A surveyor can be found in the phone book, on the internet, or with the [Find-A-Surveyor function](#) on the [California Land Surveyors Association website](#).

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Professional licensure will ensure that all laws regarding the measurement of the floodplain across or adjacent to your land, and any demarcation thereof, is followed. Those laws may require the filing of other record(s), in addition to a Flood Certificate, with this Office, your insurance company, or other Agencies such as FEMA. Surveying services provided by any unlicensed individual or firm, or any perceived service(s)

without the appropriate filings with this Office are a violation of State Law, may be a violation of Federal Law, and will bring the mapping and Certificate(s) prepared for your land into question. This could possibly affect your land use and availability, title, and tax assessment, as well as have an adverse effect on any adjoining parcels - your neighbor's land(s).

**What is an Assessor's Parcel Map?**

An Assessor's Parcel Map is a drawing created by the County Assessor's Office used to show how parcels are assessed for taxes. Parcels shown on Assessor's Plats do not constitute legal parcels. The Assessor's Parcel Map is to be used for tax assessment purposes only.

**My property has two Assessment Parcel Numbers; can I sell one?**

Maybe, maybe not. Parcels shown on Assessor's Plats, identified with separate Assessment Parcel Numbers do not constitute legal parcels. If in doubt, a legal lot determination can be performed by the Department of Public Works Zoning Unit. They can be reached at 559-600-4540

**Does a land surveyor have the Right of Entry to my private property without my permission?**

Yes, while performing a survey as provided for in Section 846.5 of the Civil Code, Section 8774 of the Business & Professions Code and Section 602.8 of the Penal Code. Notice to the landowner shall be given where practicable.

**How can I get a copy of a Recorded Map?**

Most maps can be downloaded from the Fresno County Surveyor's GIS. For official copies of the maps, or maps not yet added to the GIS, you can contact the Fresno County Recorder's Office for a copy for a nominal fee.

**Can you give me information about any easements that cross my property?**

No. The County Surveyor's Office does not track easements. If your property is a lot in a modern subdivision, we can provide a copy of the recorded subdivision map which will show easements created by that map and other easements affecting the property at that time and it cannot be assumed that other easements have not been created since. A title company guarantee policy is the best source of disclosing things such as easements affecting a particular property.

**Do I have a dedicated access road?**

Parcel access is typically found in recorded instruments that should be a part of the title report provided to you as a part of land title transfer/conveyance. Access for your parcel may also be cited in the recorded documents for adjoining parcels. Please work with your title company to confirm access.

**My neighbor built on my property, what can I do?**

Encroachments are identified by comparing the physical features of the land to those written in your deed (ownership rights). A land surveyor can conduct a field survey and boundary analysis and produce a map to identify any encroachments. The County Surveyor's Office does not participate in private property disputes and/or private land survey. You will need to contact a private Professional Land Surveyor.

**Does the County Surveyor's Office issue tract map numbers?**

No. Tract numbers are issued by the County Recorder's Office.

**Can the County Surveyor's Office provide me with a copy of my deed?**

No. You will need to contact the County Recorder's Office.