The Alabama Association of Assessing Officials

Map Maintenance & Updating Procedures

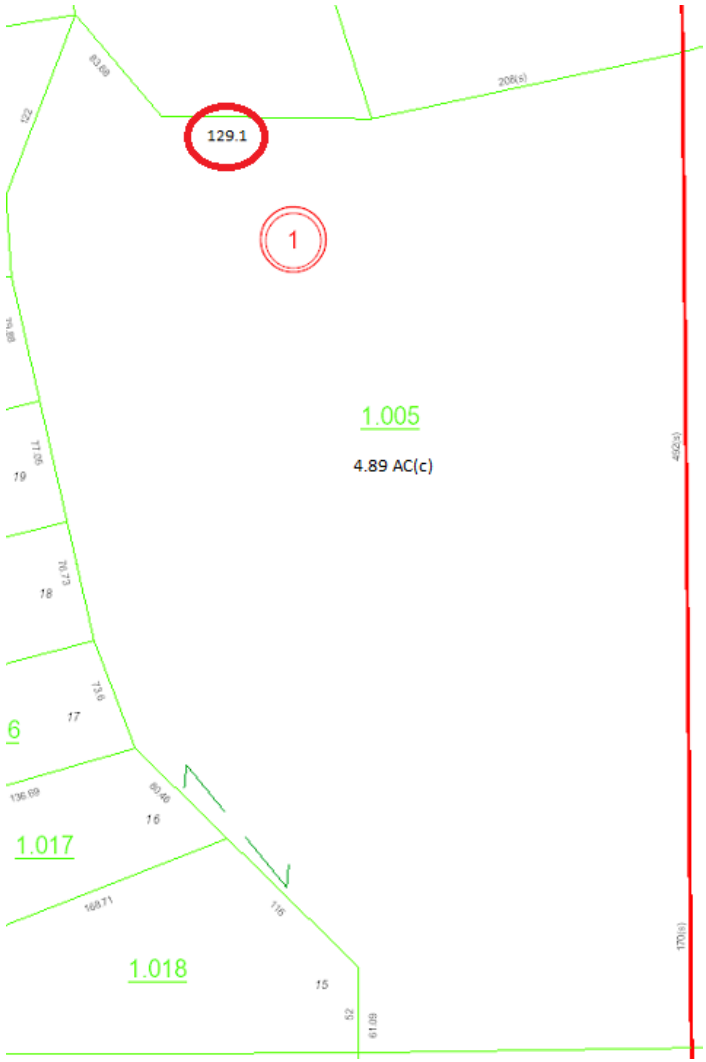
Presentation Objectives

- **Focus**— Particulars of Mapping Specs
- Discussion Areas:
  - Dimensions
  - Acreage
  - Land Hooks
  - Contiguous Parcels (Mapping Across Section Lines)
  - Combining of parcels
  - Placement of information

DIMENSIONS

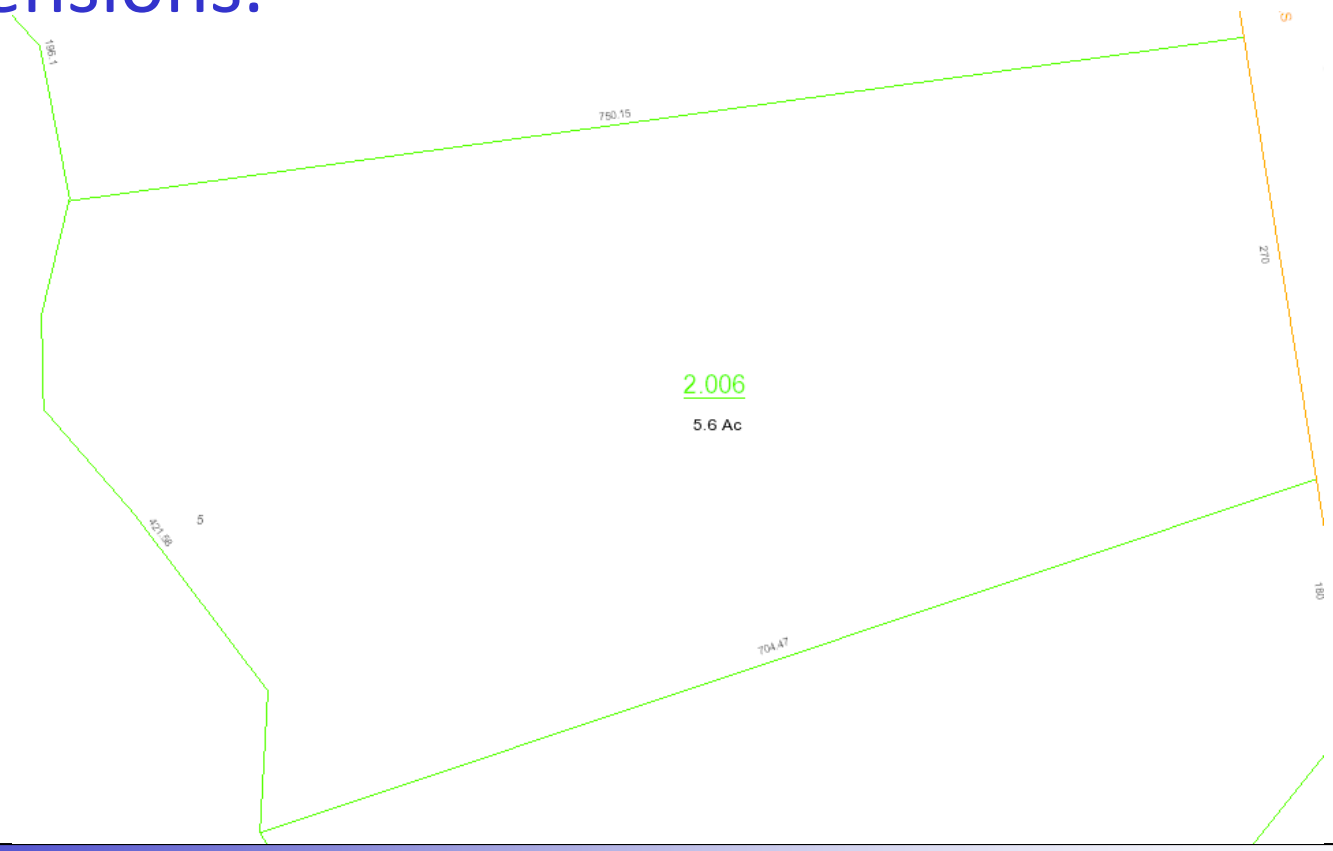
Dimensions

- All maps will show deed or plat dimensions decimally on all parcels under five acres to the nearest tenth of a foot.



Dimensions

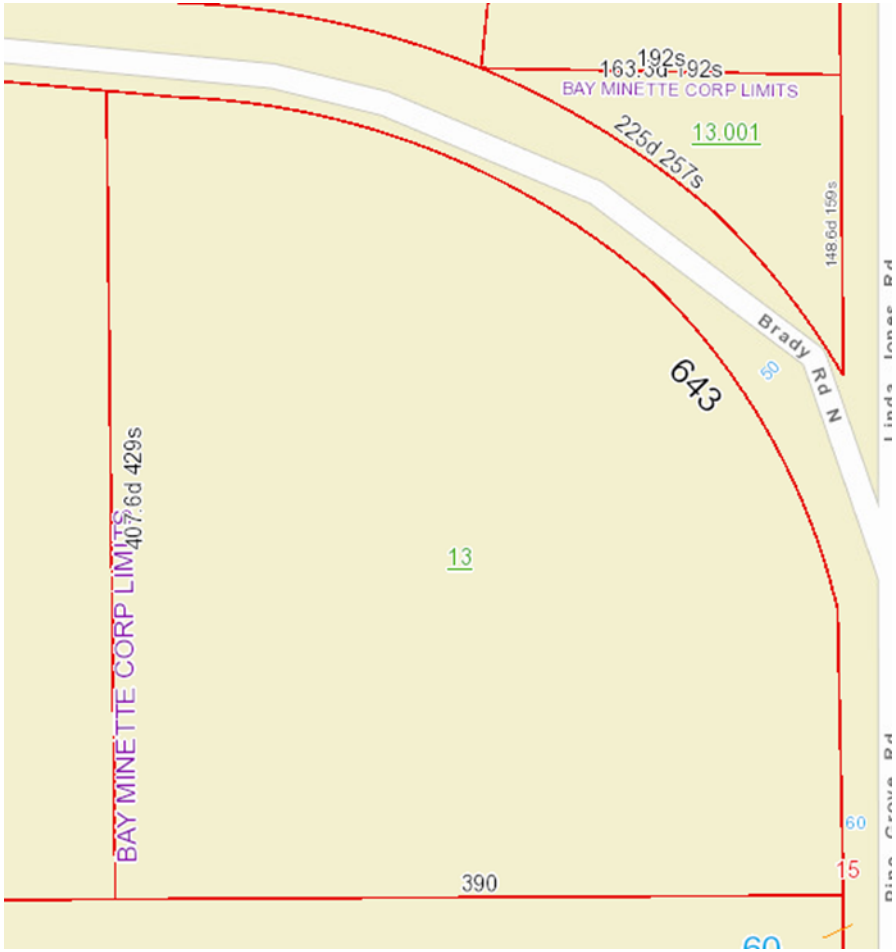
- All subdivision lots will, regardless of size, show dimensions.



Dimensions

- In those cases where differentials exist in the boundary dimensions as stated in the deed of ***more than 3%***, the boundary will show both dimensions, designating deed dimensions with a small “d” and scale dimensions with a small “s” after the number.

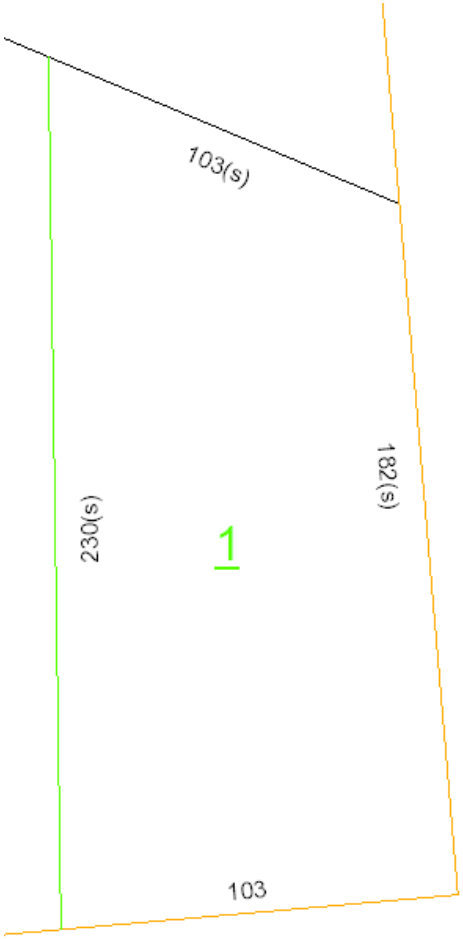
Dimensions


192s
163.5d 192s
BAY MINETTE CORP LIMITS
13.001
225d 257s
148.6d 159s
Brady Rd N
50
643
13
BAY MINETTE CORP LIMITS
407.6d 429s
390
60
15
60

Dimensions

- Where the differentials between deed and scale are ***less than 3%*** only deed dimensions will be shown. It will not be necessary in those cases for a small “d” to be shown.

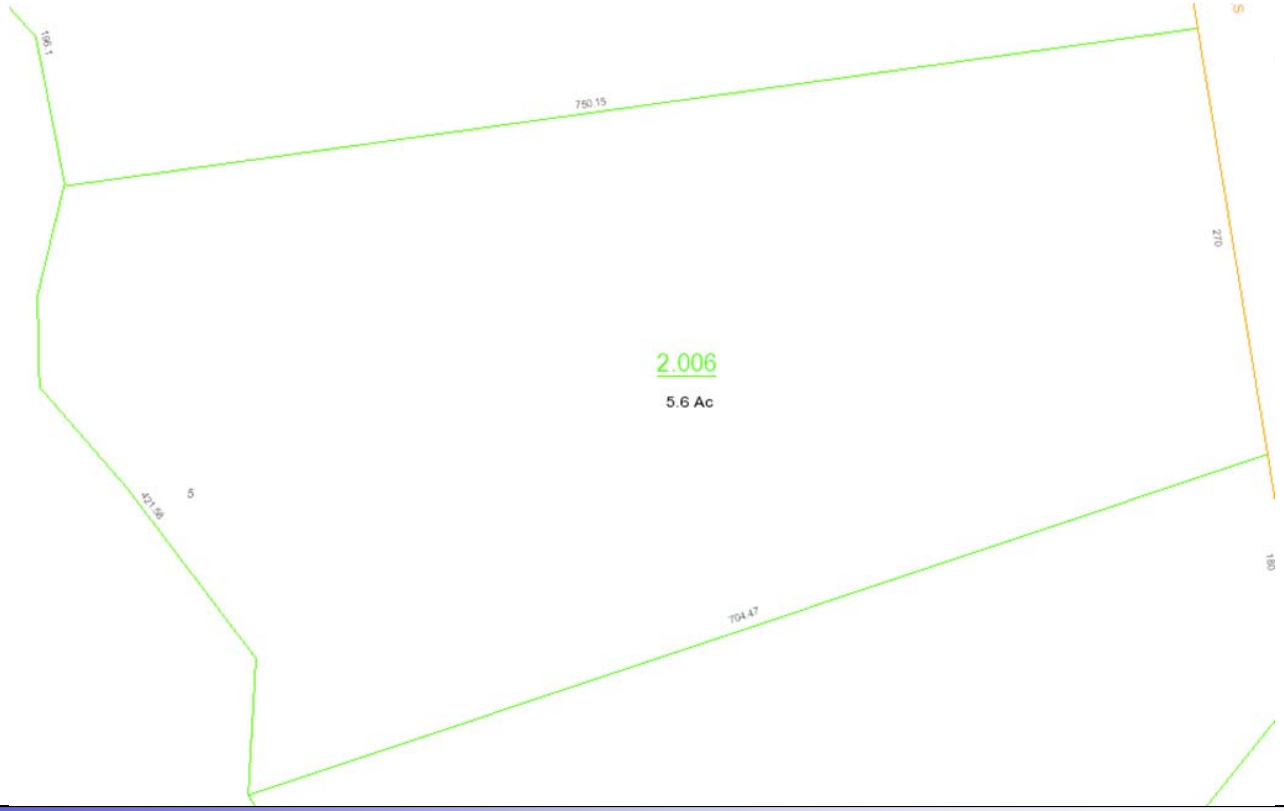
Dimensions



ACREAGE

Acreage

- All parcels under ten acres will be shown to the nearest one-tenth (1/10) acre.



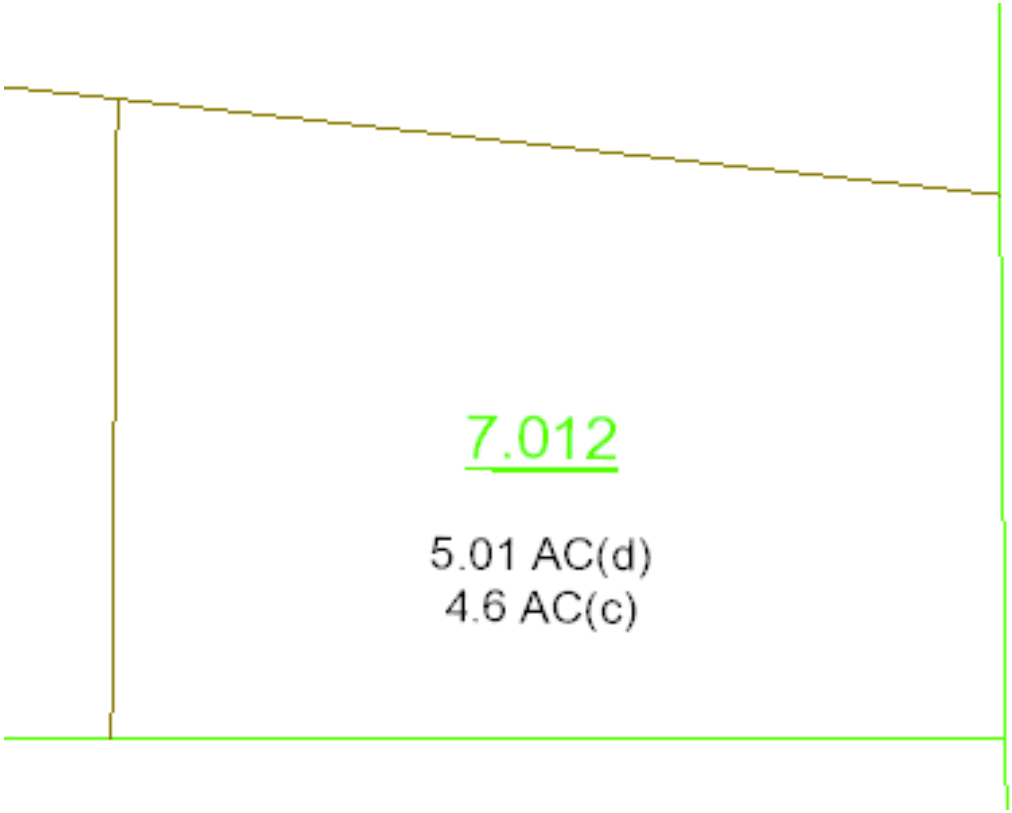
Acreage

- All parcels over ten acres will be shown to the nearest acre.

Acreage

- Where differentials exist in area as stated in the deed of ***3% or more*** the parcel will show both deed and calculated acreage. Deed acreage designated by a small (d) in parenthesis will be directly under the parcel number and calculated acreage designated by a small (c) in parenthesis will be under deed acreage.

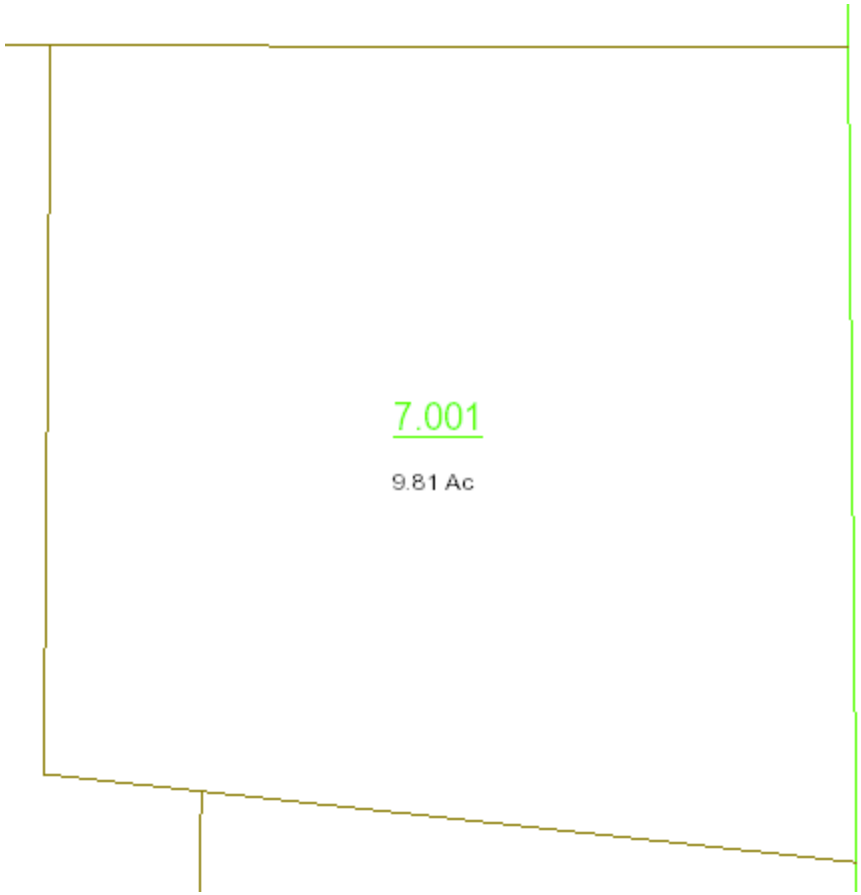
Acreage



Acreage

- Where the differentials are ***less than 3%***, only deed acreage will be shown and it will not be necessary to designate it by a small (d).

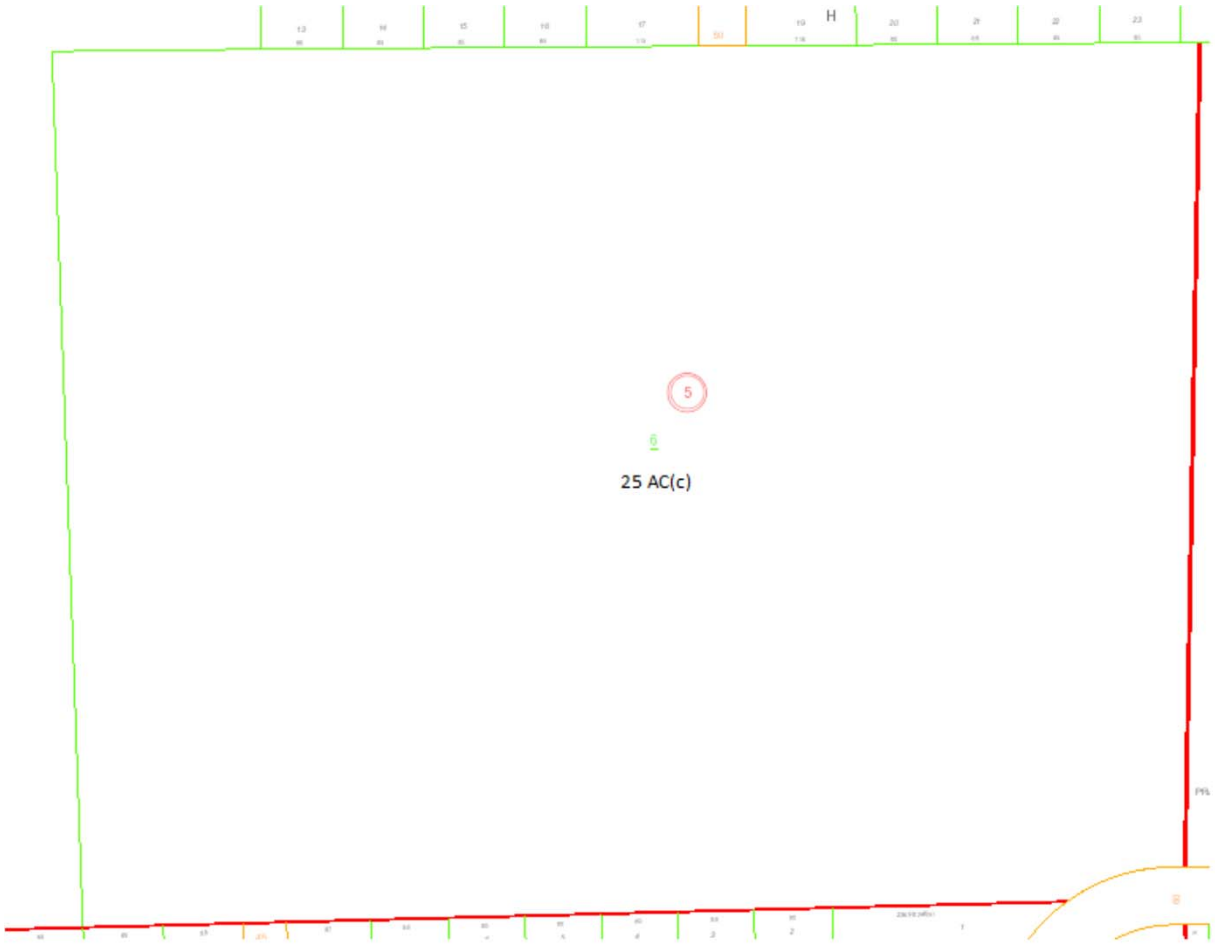
Acreage



Acreage

- In cases where no acreage is defined in the vesting instrument, or in cases where parcels must be split, calculated acreage only will be used and will be designated by a small (c) in parenthesis.

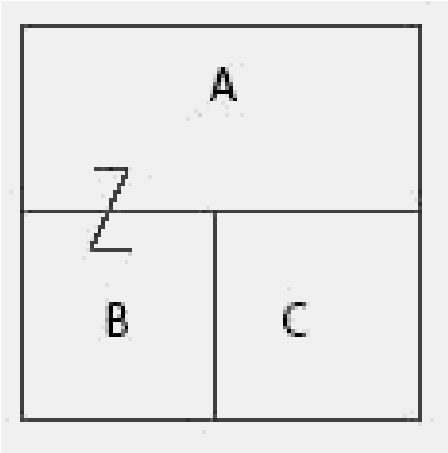
Acreage



LAND HOOKS

Land Hook

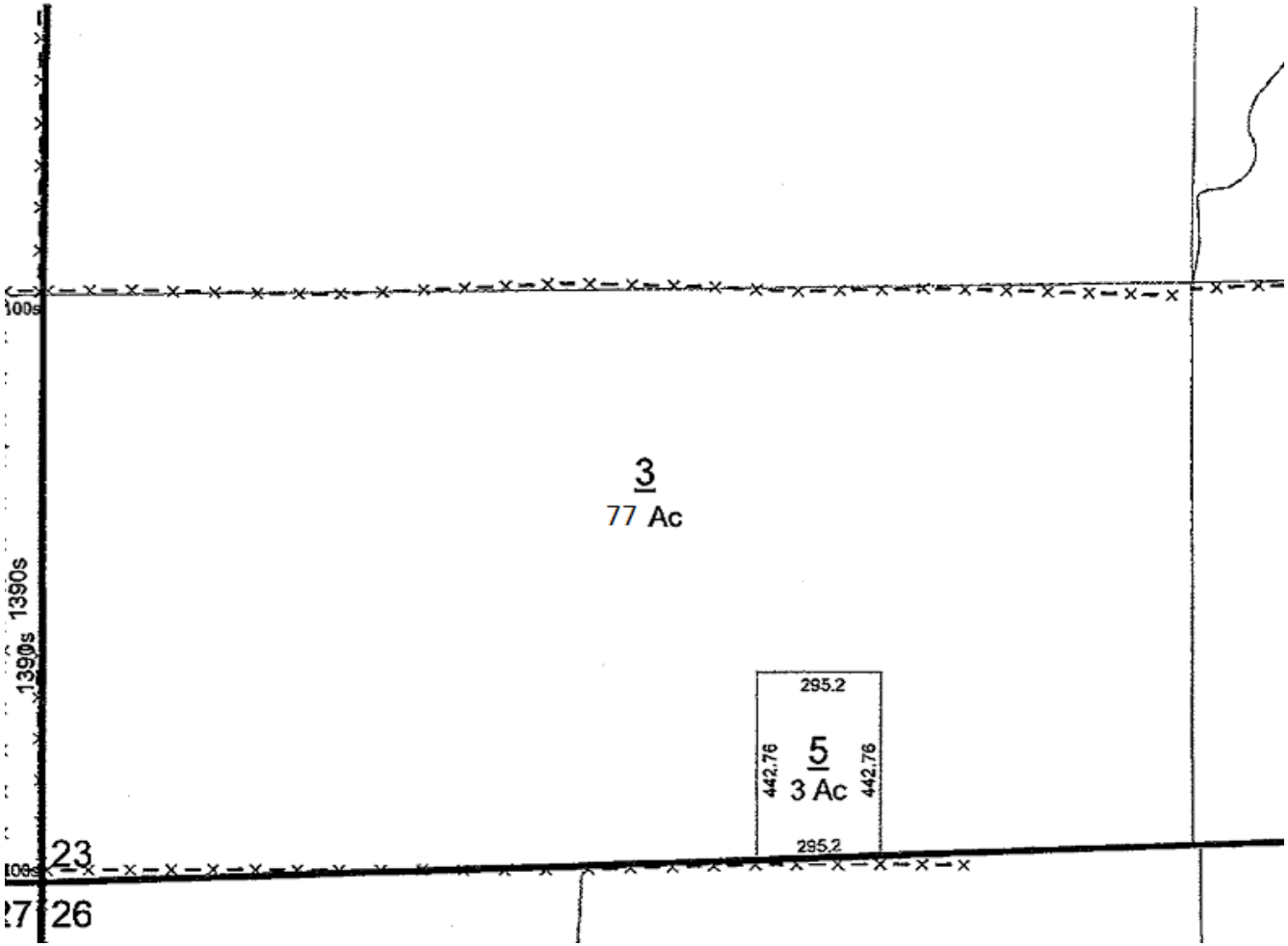
- A method of indicating on a survey map the existence of contiguous parcels with the same ownership. In the diagram, the symbol connecting parcel A to parcel B is called the "**land hook**."



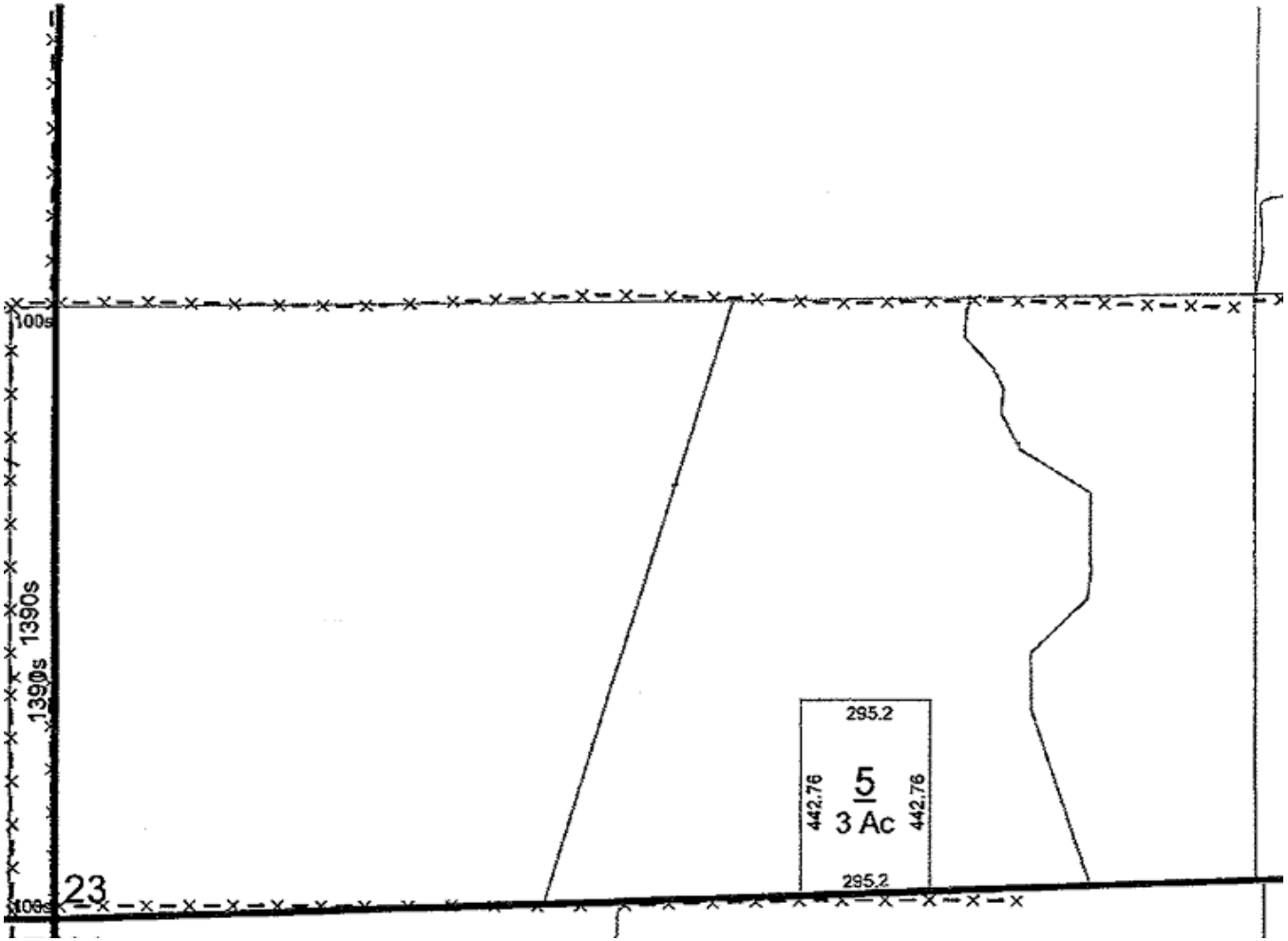
Land Hook

- LANDOWNER OWNES S/2 OF SW/4 UNDER ONE PARCEL NUMBER. THEN, THEY SALE 25 AC LOCATED IN THE MIDDLE OF THE S/2 OF SW/4, CAN THE MAPPER USE A LAND HOOK TO CONNECT THE PARENT PARCEL, OR WOULD ONE PART GET A NEW PARCEL NUMBER?

Land Hook

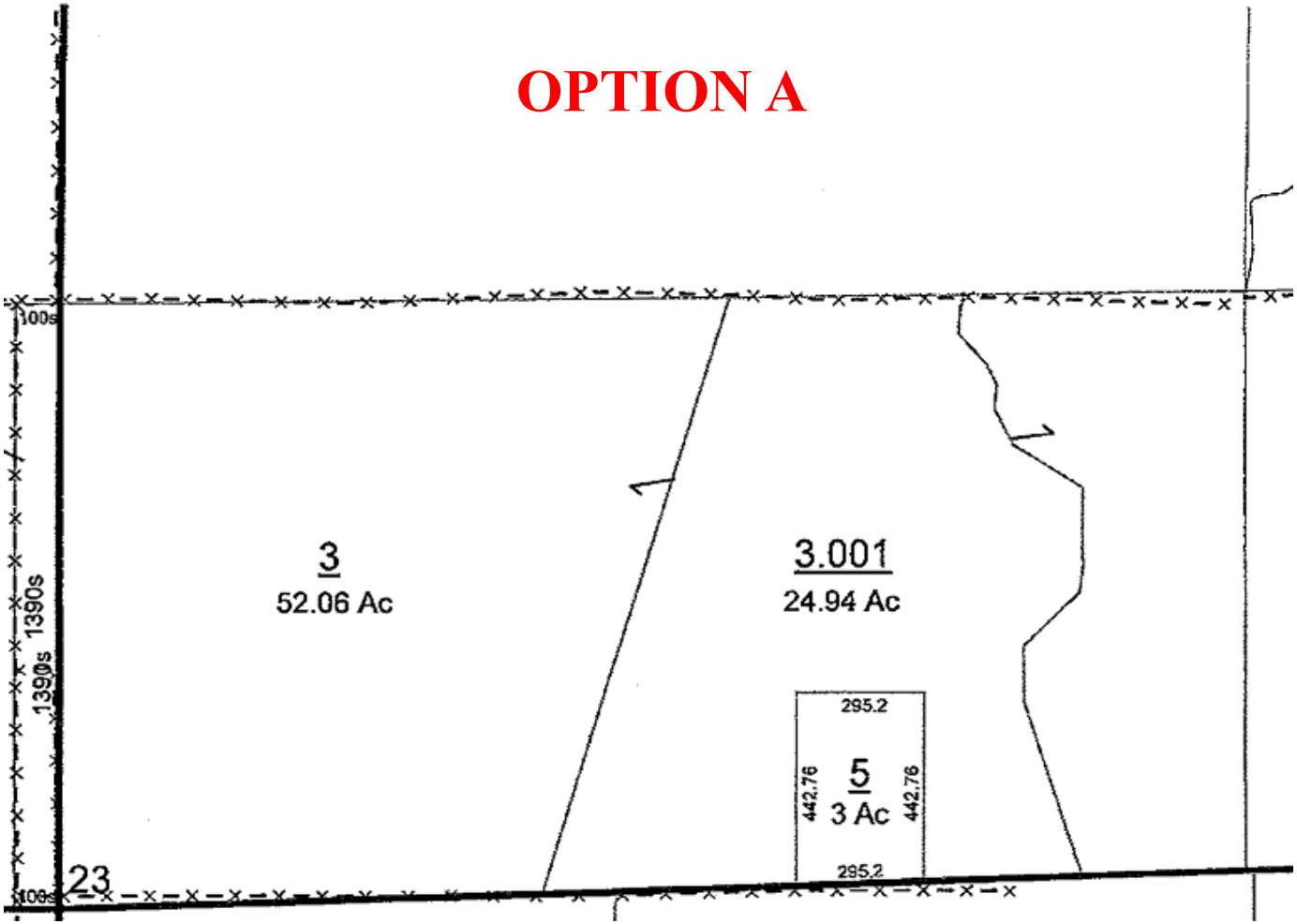


Land Hook

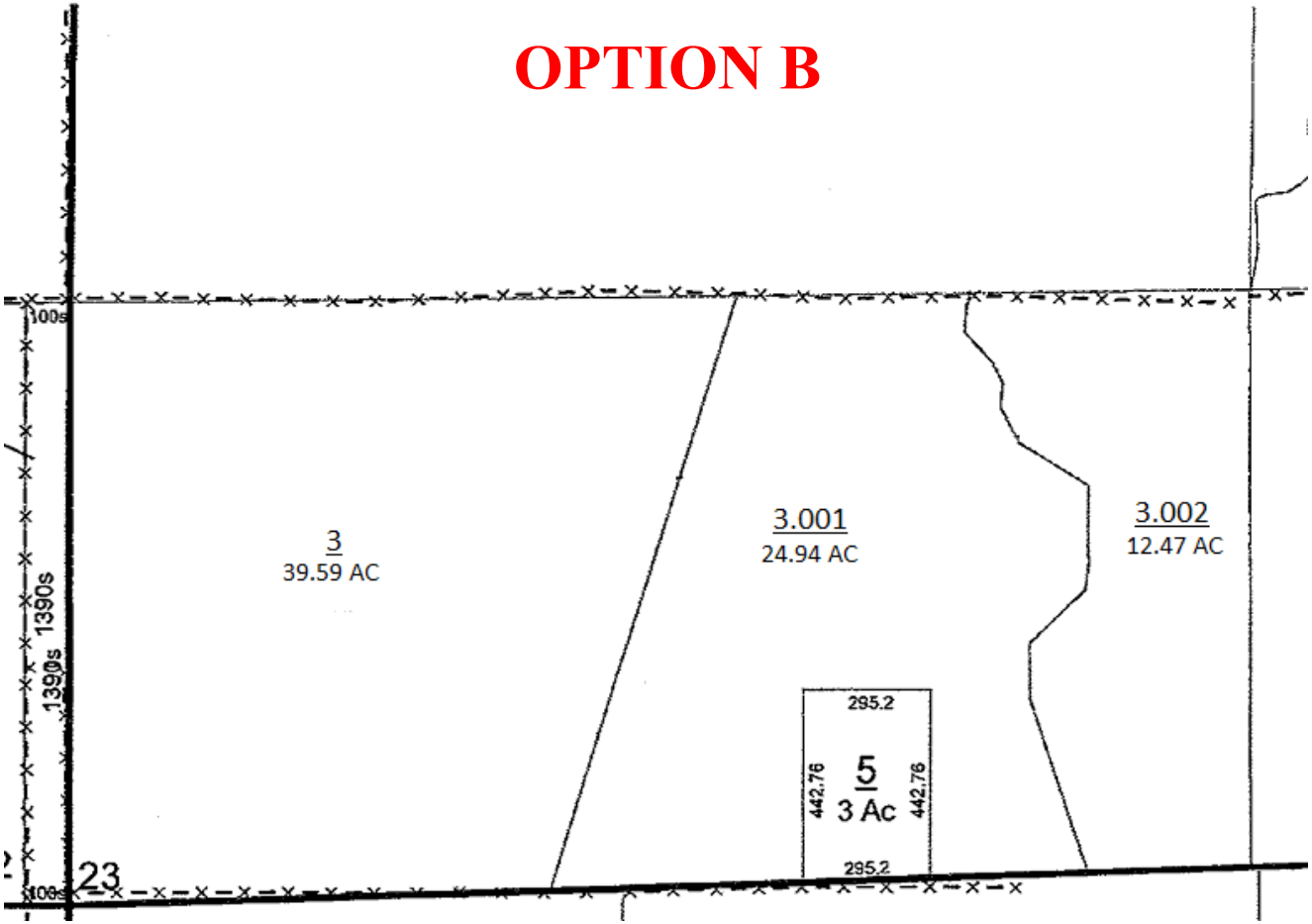


Land Hook

OPTION A

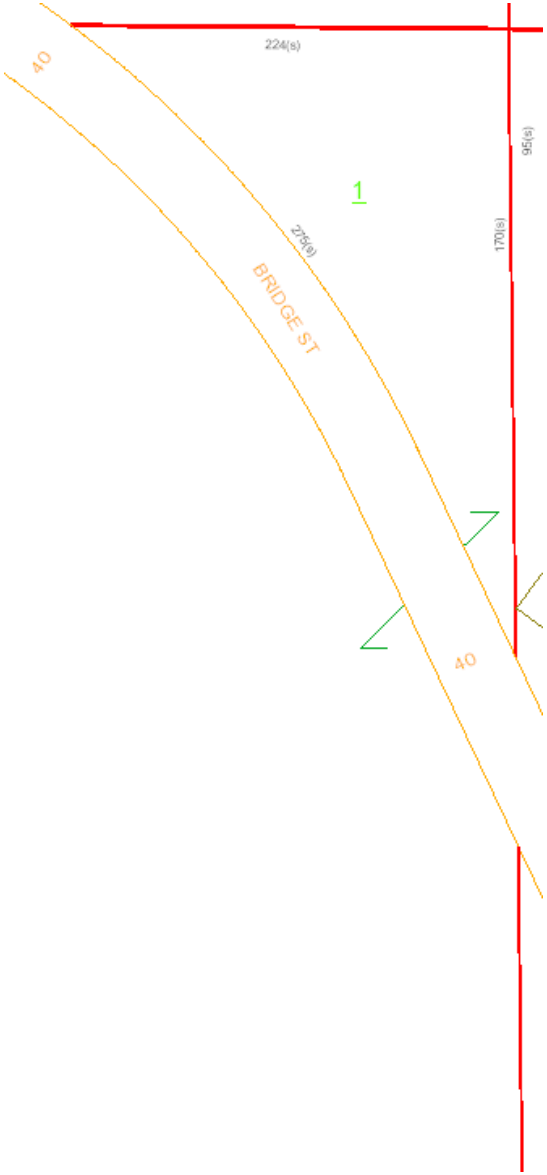


OPTION B

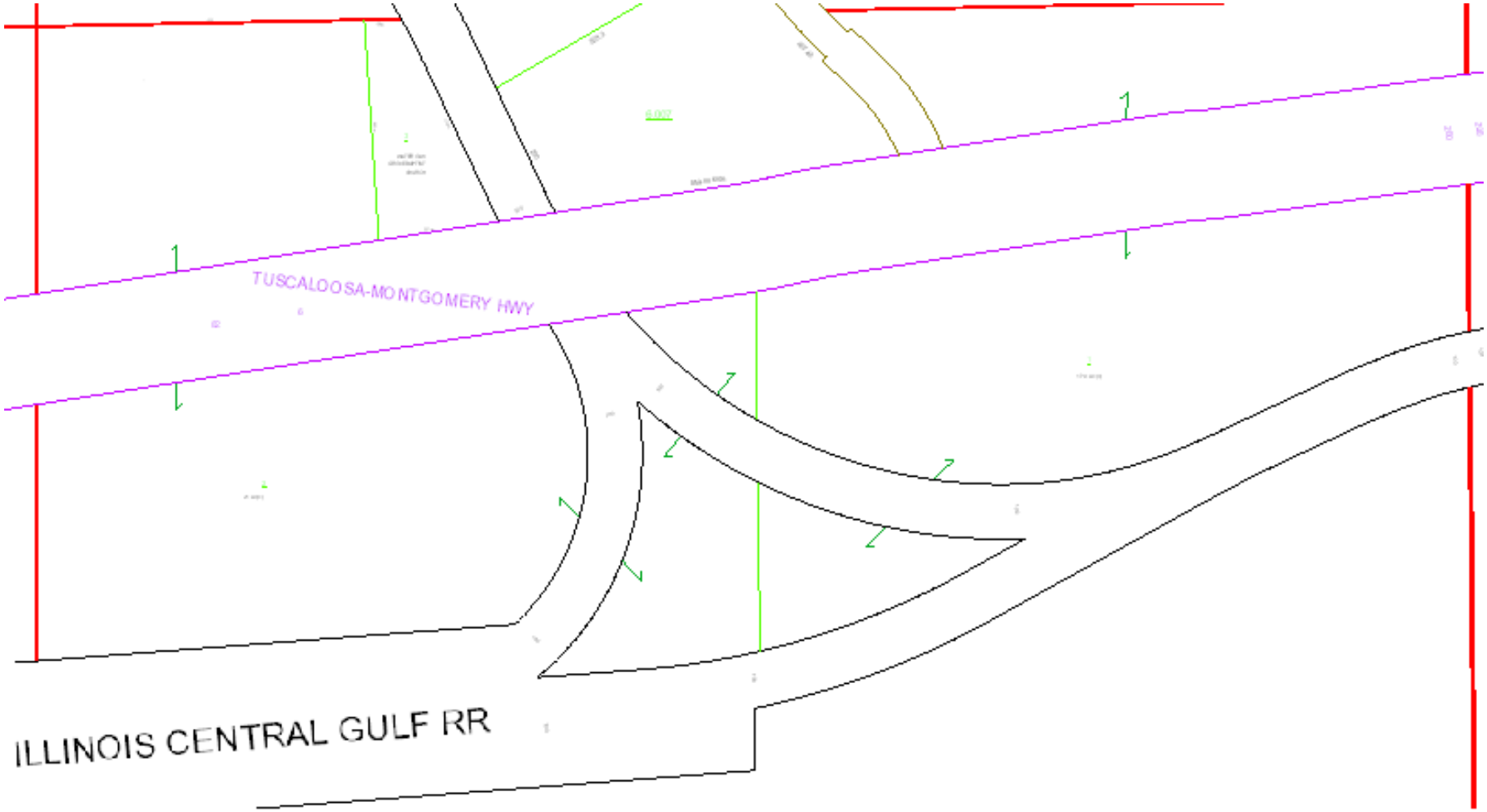

3
39.59 AC
3.001
24.94 AC
3.002
12.47 AC
295.2
442.76
5
3 Ac
442.76
295.2
23
100s
1390s
1390s
100s

Land Hooks

- Land hooks can be used only where a parcel is split by a railroad or highway right-of-way to denote single ownership.



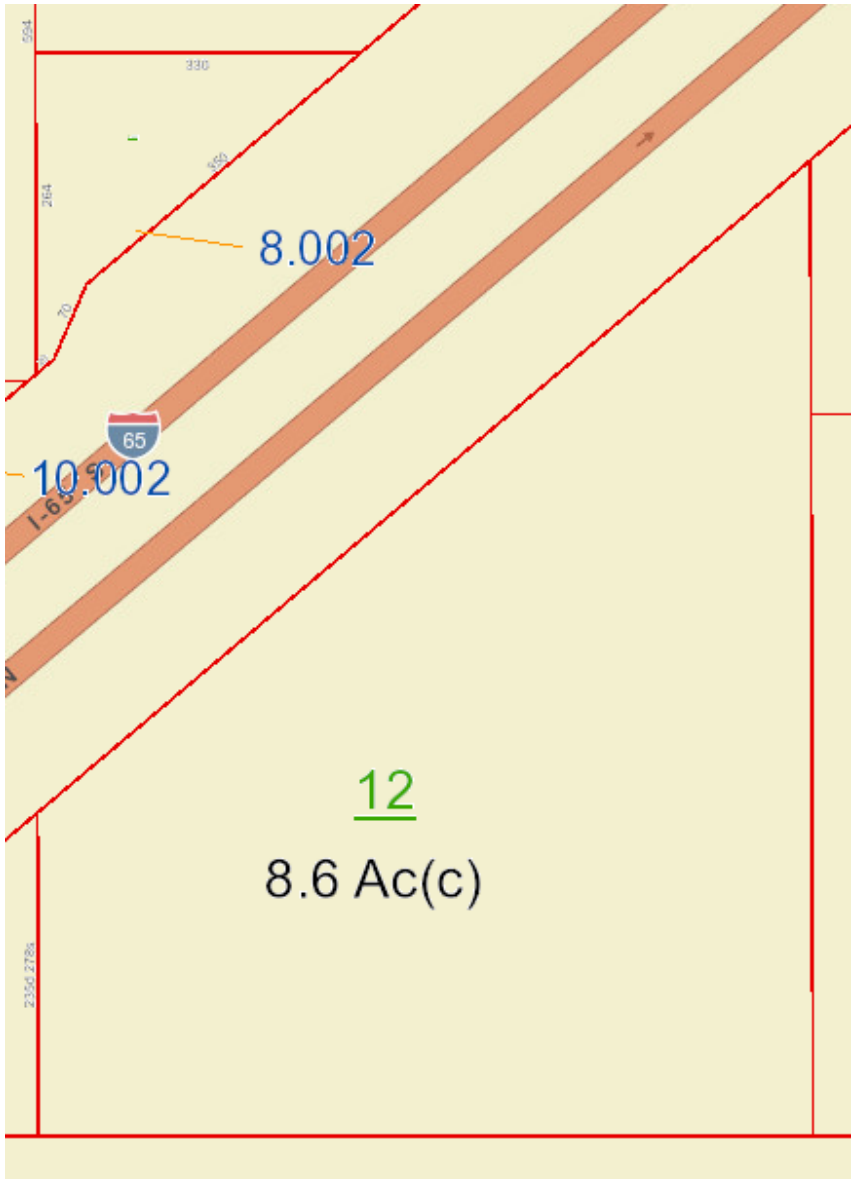
Land Hook



Land Hook

Land Hooks

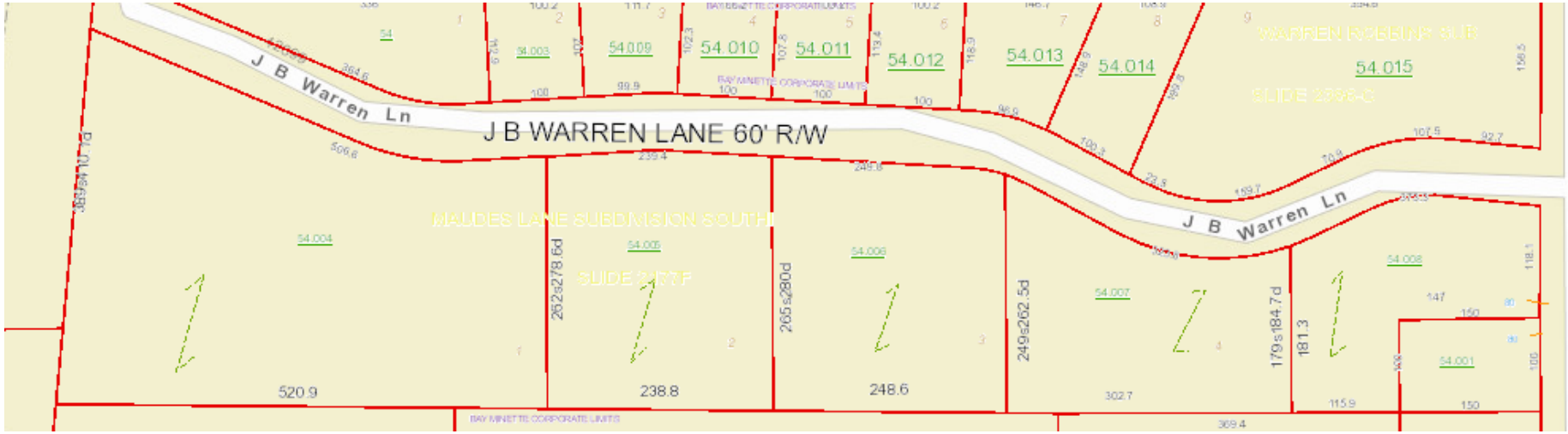
- The exception to this will be where interstate highways, lakes, rivers, or reservoirs split parcels.



Land Hooks

- Cartographers should add dashed land hooks on contiguous parcels on same map and adjoining sections.

Land Hooks


J B Warren Ln
J B WARREN LANE 60' R/W
J B Warren Ln
54.009
54.010
54.011
54.012
54.013
54.014
54.015
54.004
54.005
54.006
54.007
54.008
54.001
520.9
238.8
248.6
262s278.6d
265s280d
249s262.5d
179s184.7d
181.3

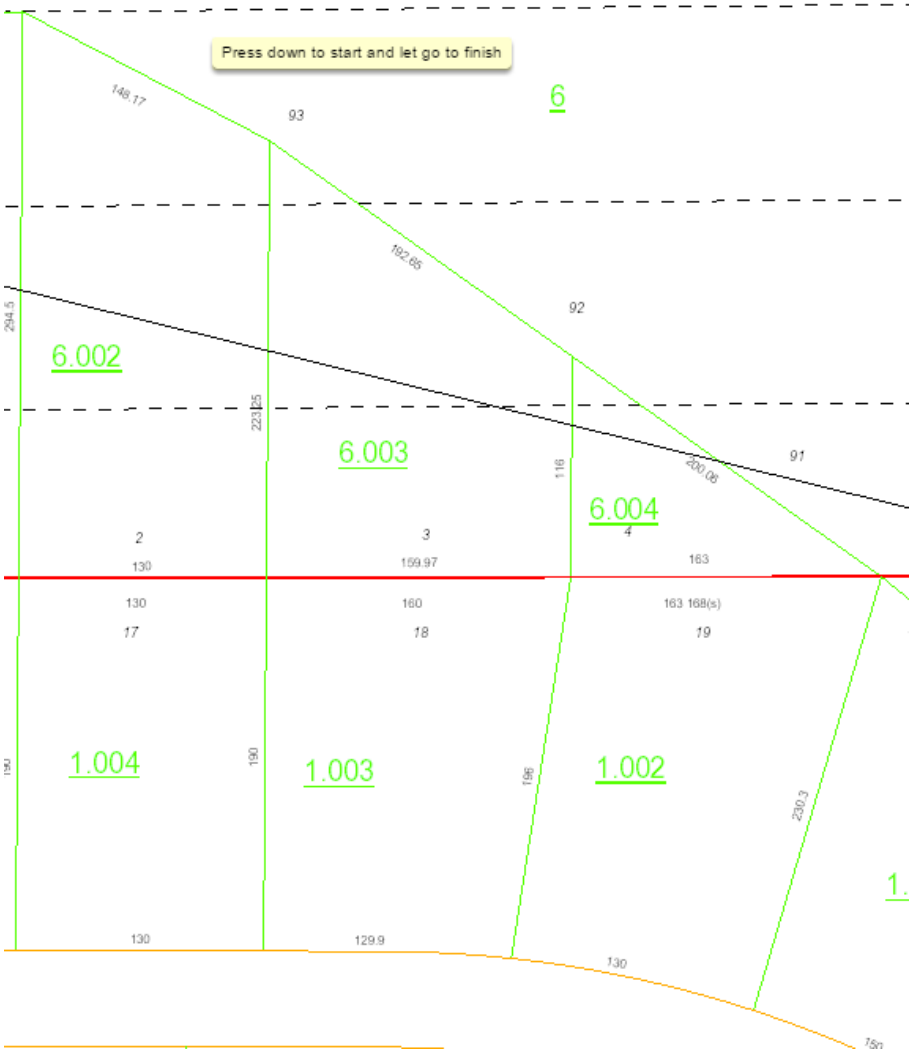
Land Hooks

CONTIGUOUS PARCELS

(MAPPING ACROSS SECTION LINES)

Contiguous Parcels

- Contiguously owned parcels, in two or more sections, shall be mapped as separate parcels. . Only contiguously owned parcels in the same section will be mapped as one parcel.



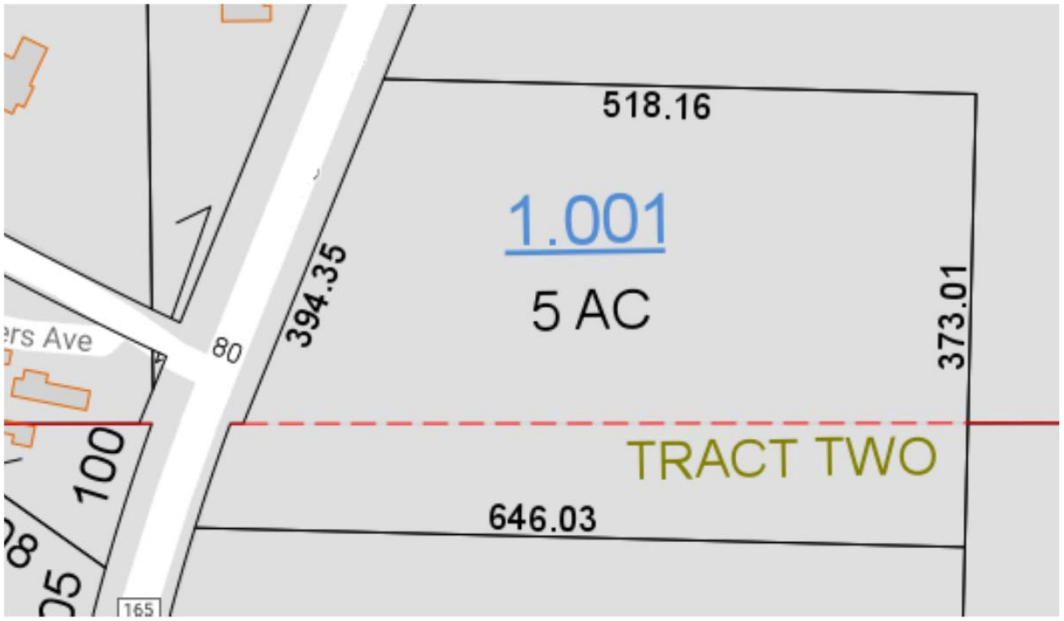
Contiguous Parcels

Contiguous Parcels

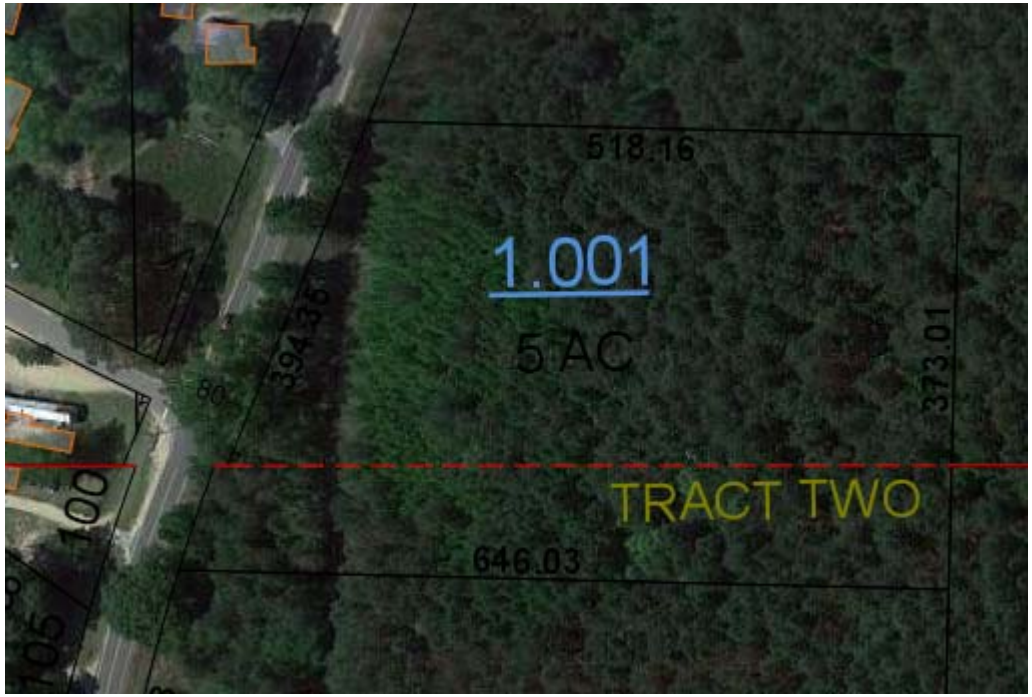
- However, parcels with a land area of *two acres or less* in the rural area, not subject to further subdivision, or a lot in a subdivision extending into an adjoining map area, can be included in the map which has the largest land area or facing a street or road.
- Dimensions will be shown.

Contiguous Parcels

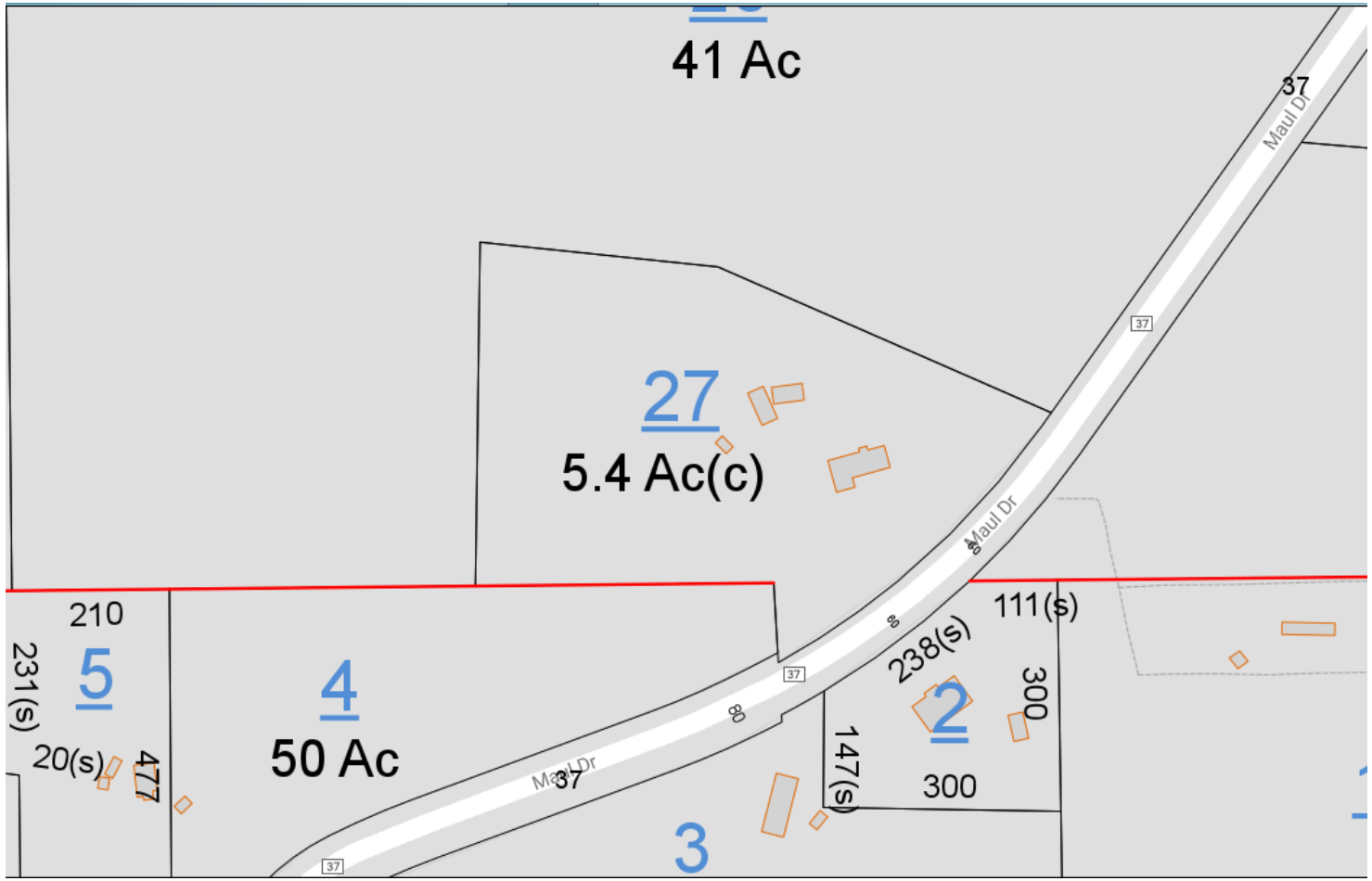
- The portion of the parcel extended across the neat line will be shown by dash lines and not by solid lines.



Contiguous Parcels



Contiguous Parcels

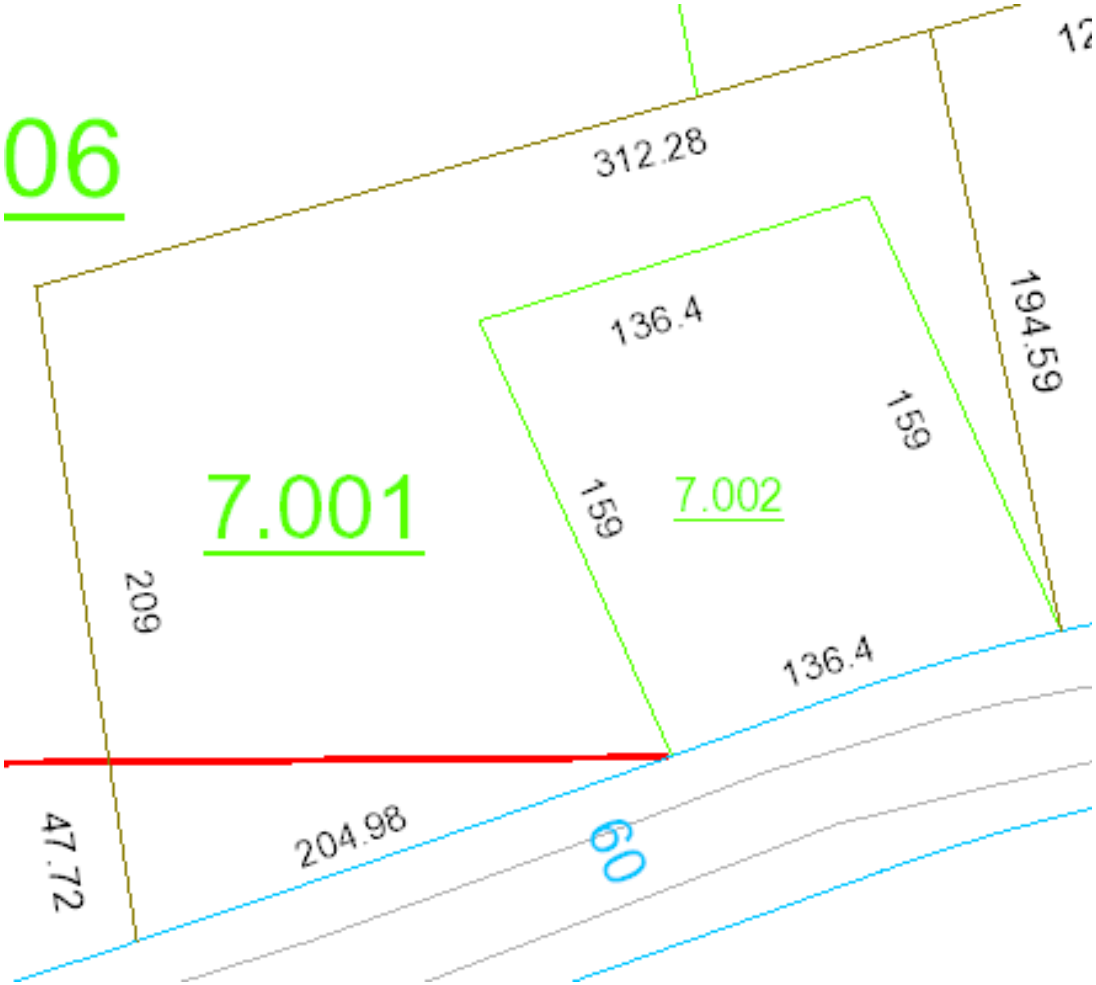


Contiguous Parcels

Contiguous Parcels

- The map that has the land area not assigned the parcel number will have a reference note to which map, block, and parcel number the land area is parceled.
- Maps should be cross-referenced and all land area in every map must be accounted for.

Contiguous Parcels



Contiguous Parcels

Contiguous Parcels

- Mapping contiguous parcels in this manner is optional.
- Parcels that cross over section lines and contain less than two acres can be given a separate parcel number if desired.

ENCROACHMENTS/CONFLICTS

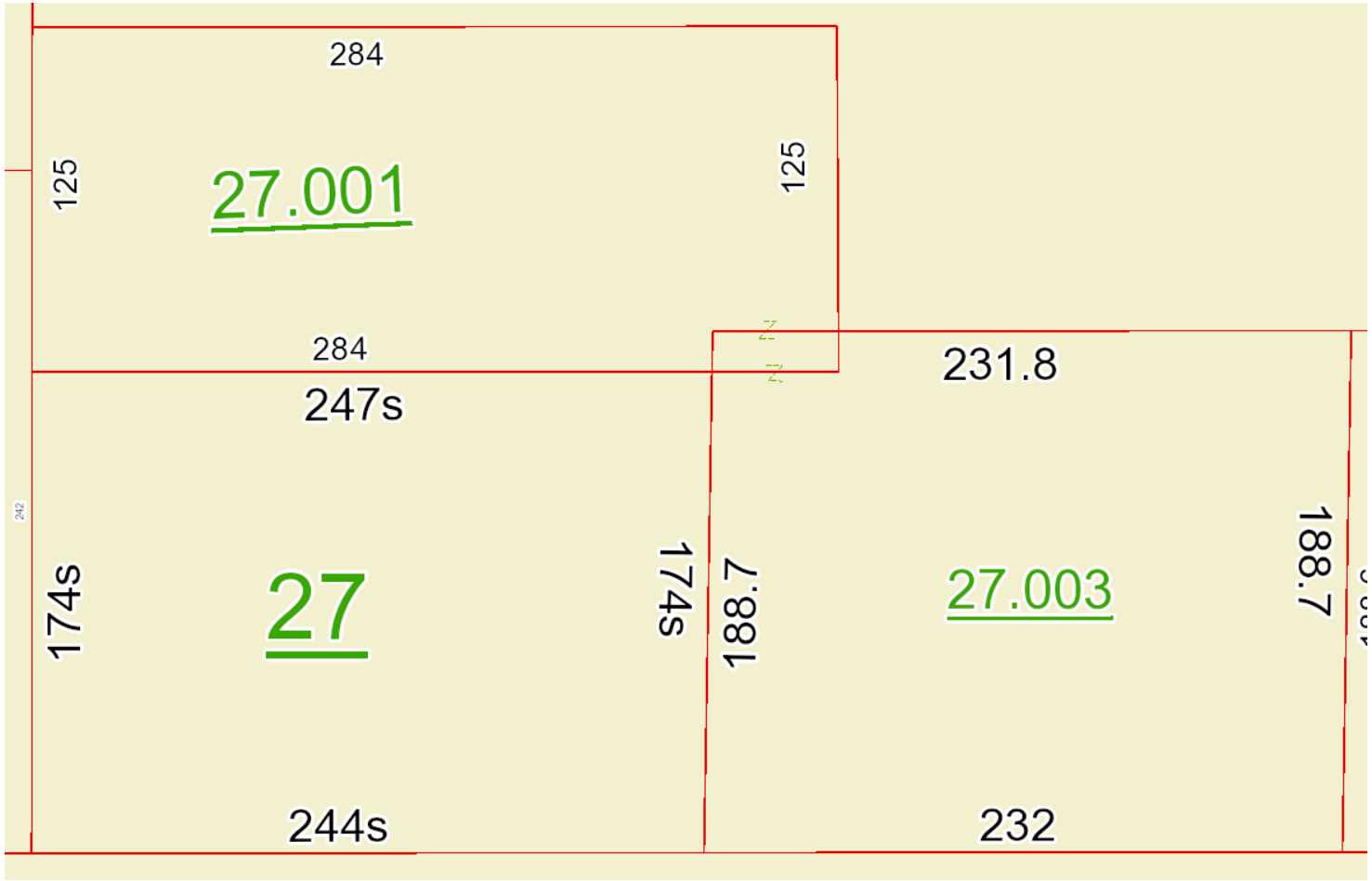
Encroachments/Conflicts

- In plotting property where a field edit and deed has determined an encroachment actually exists, the area of encroachment will be visibly marked by the use of hash lines on the map.
- The cartographer is not responsible for settling differences between property owners.

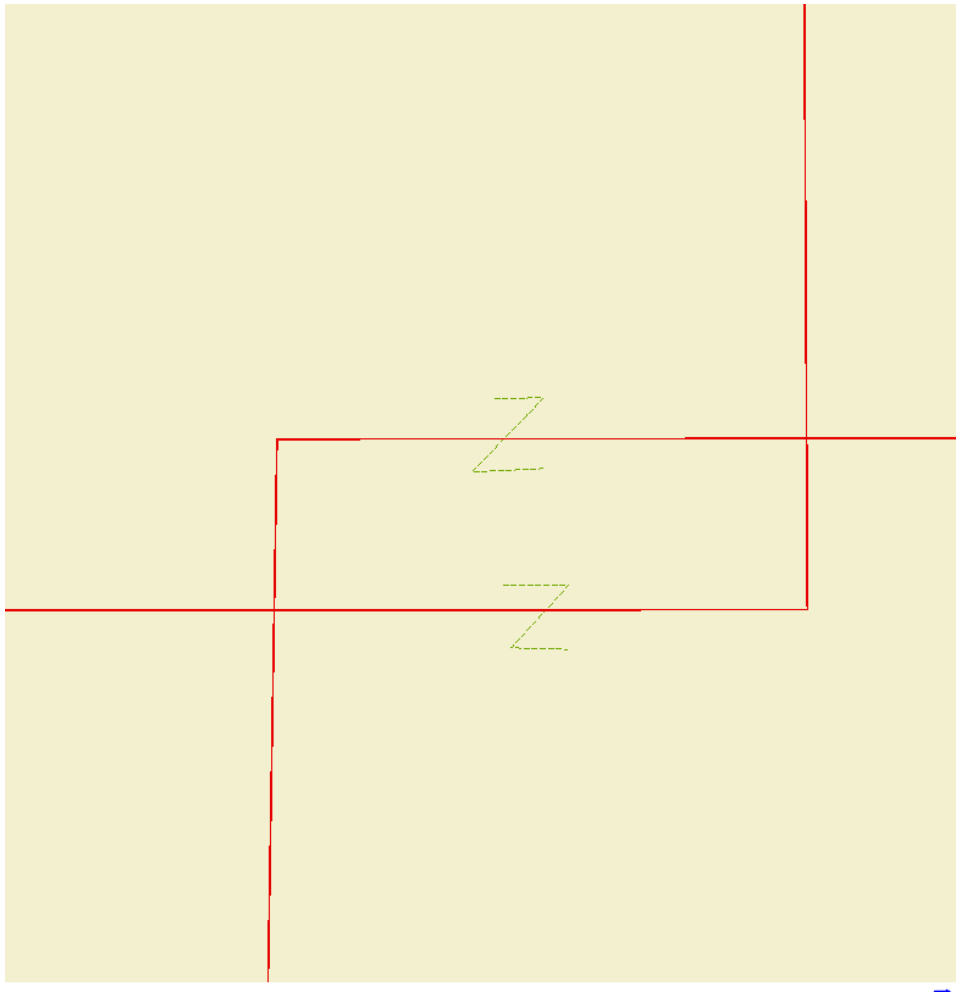
Encroachments/Conflicts

DESCRIPTION
125' X 284' IRR BEG AT SW COR OF SE1/4 OF SW1/4 RUN TH N 30'
, TH CONT N 169' FOR THE POB, TH CONT N 125', TH E 284', TH
S 125', TH W 284' TO THE POB SEC 8-T5S-R4E (VL D) * HASH LIN
ES ON PROPERTY OWNERSHIP MAP INDICATE AN AREA OF ENCROACHMEN
T WITH JEAN MARC AND TYLER PRESCOTT**

Encroachments/Conflicts



Encroachments/Conflicts



Encroachments/Conflicts

COMBINING OF PROPERTY

Combining of Property

- The combining of parcels should only be done upon the request of the owner, within a section on the same map.

Combining of Property

- If a street or road is vacated, we normally go ahead and combine that vacated r/w into the owner's adjacent property.
- In this special case are we correct to combine the vacated r/w into the adjacent property owner's property?

Combining of Property

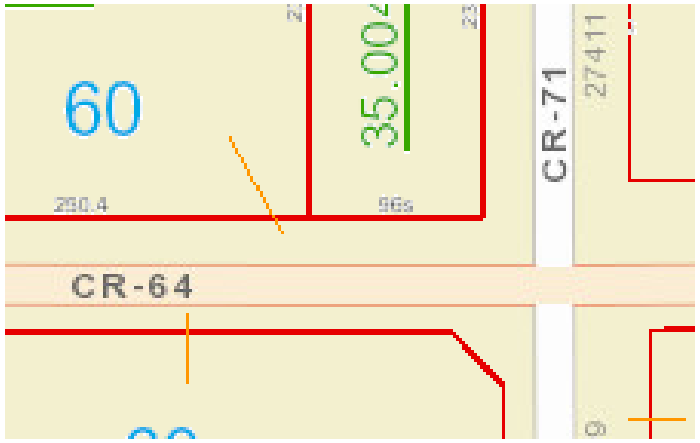
- It is our opinion that when this case arises the owner of the land abutting the vacated right of way is presumed to own to the center line of the right of way unless a different intent is stated.

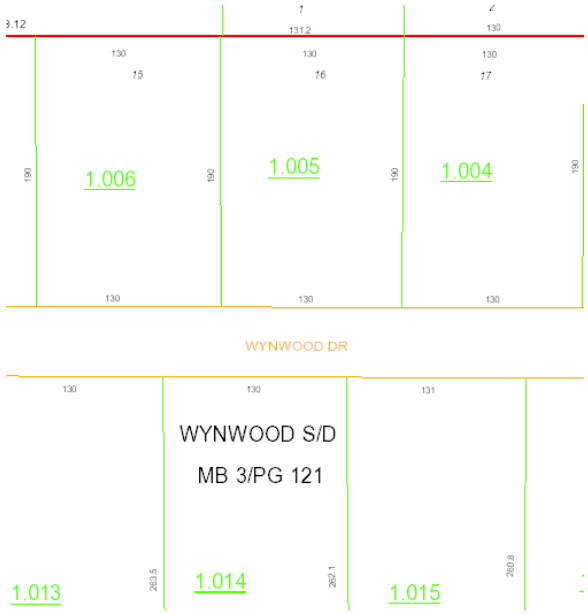
- https://casetext.com/case/standard-oil-company-v-milner
- http://caselaw.findlaw.com/al-court-of-civil-appeals/1182017.html
- https://www.courtlistener.com/opinion/1142245/ex-parte-jones/

PLACEMENT OF INFORMATION

Placement of Information

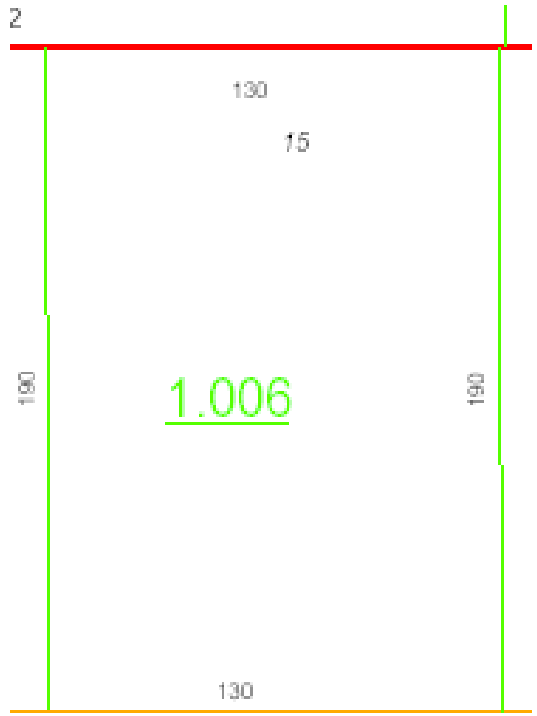
- Name or number of streets and roads should be placed in the center of the travel path





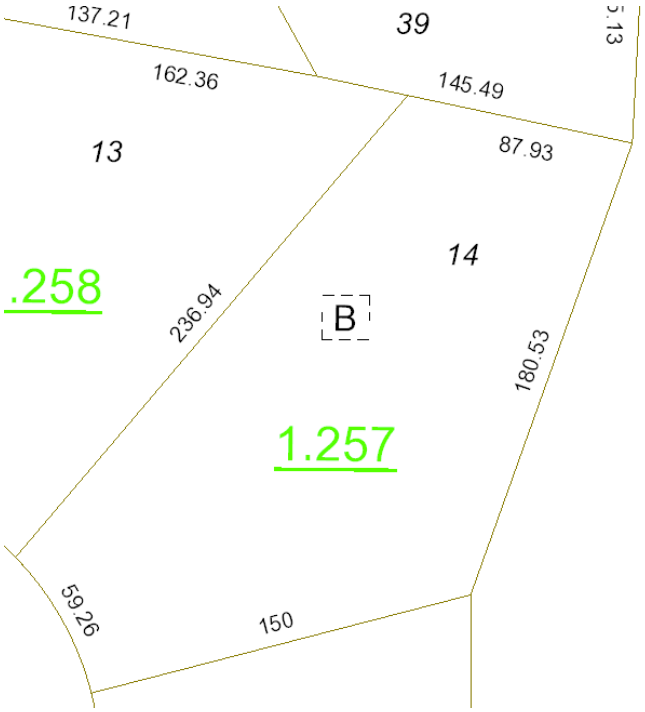
Placement of Information

- Original subdivision lot numbers should be placed in the rear of the lots in a slanted position at a 0^0 angle.



Placement of Information

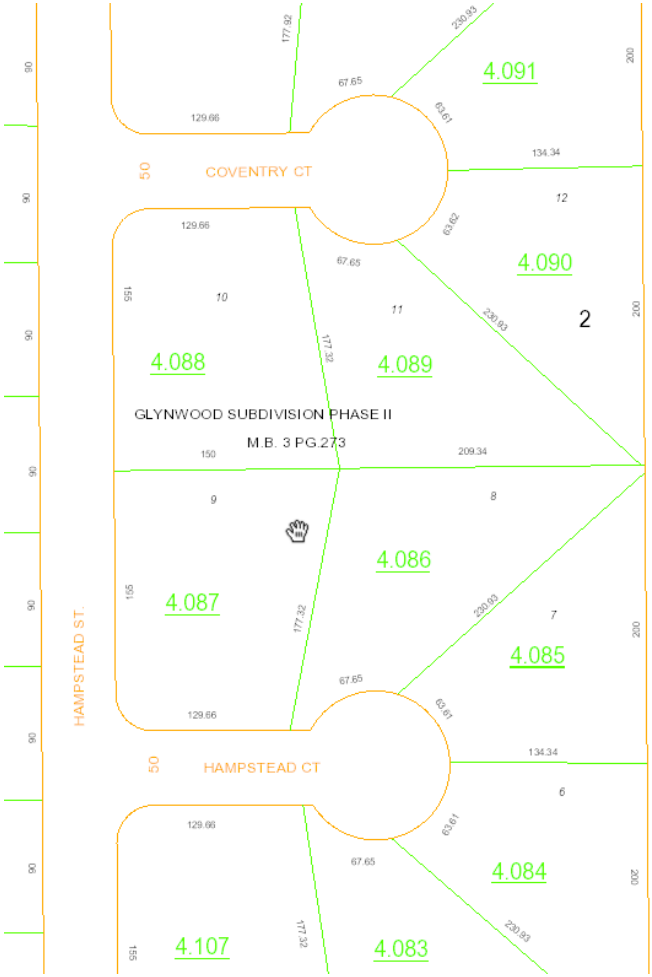
- Original subdivision block numbers should be centered in its block located inside a dashed block.



Placement of Information

- Subdivision information, including the subdivision name and plat book and page number, should be shown on map. This information will always be shown within the map boundary.

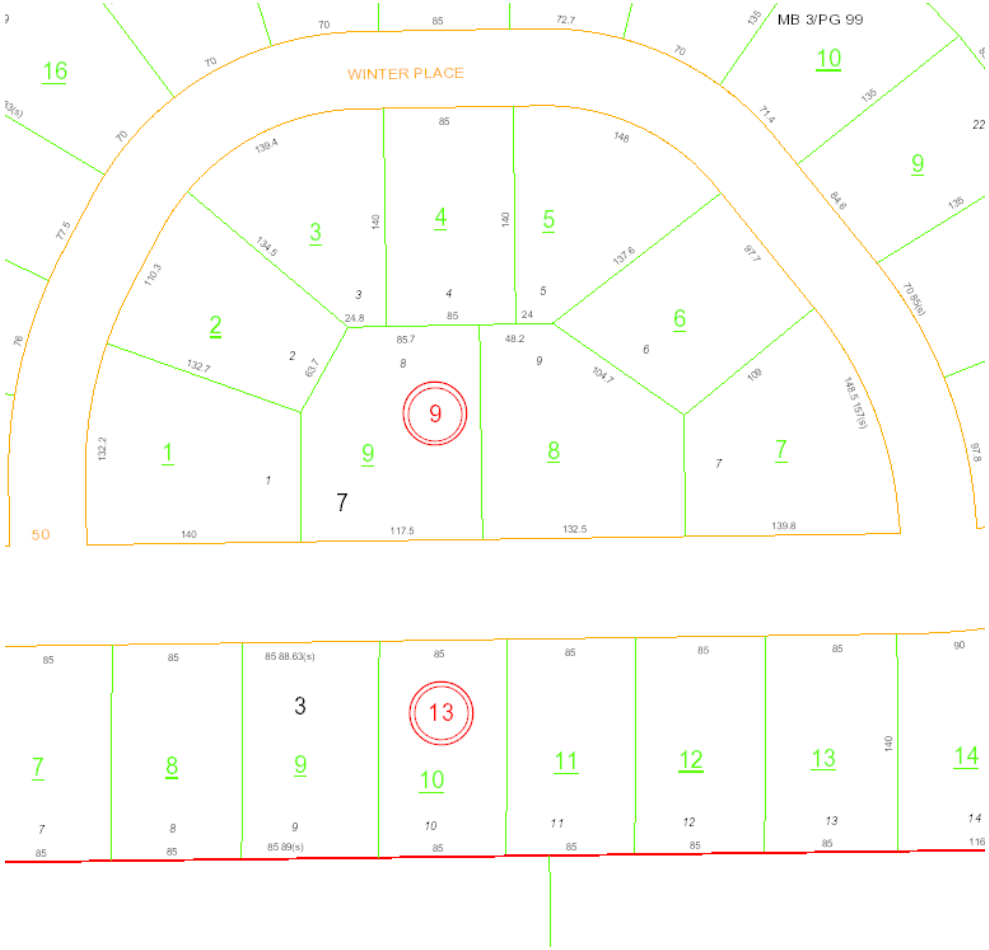
Placement of Information



Placement of Information

- Map block numbers should be placed in the center of the block with double rings included with blocking limits indicated if necessary.

Placement of Information



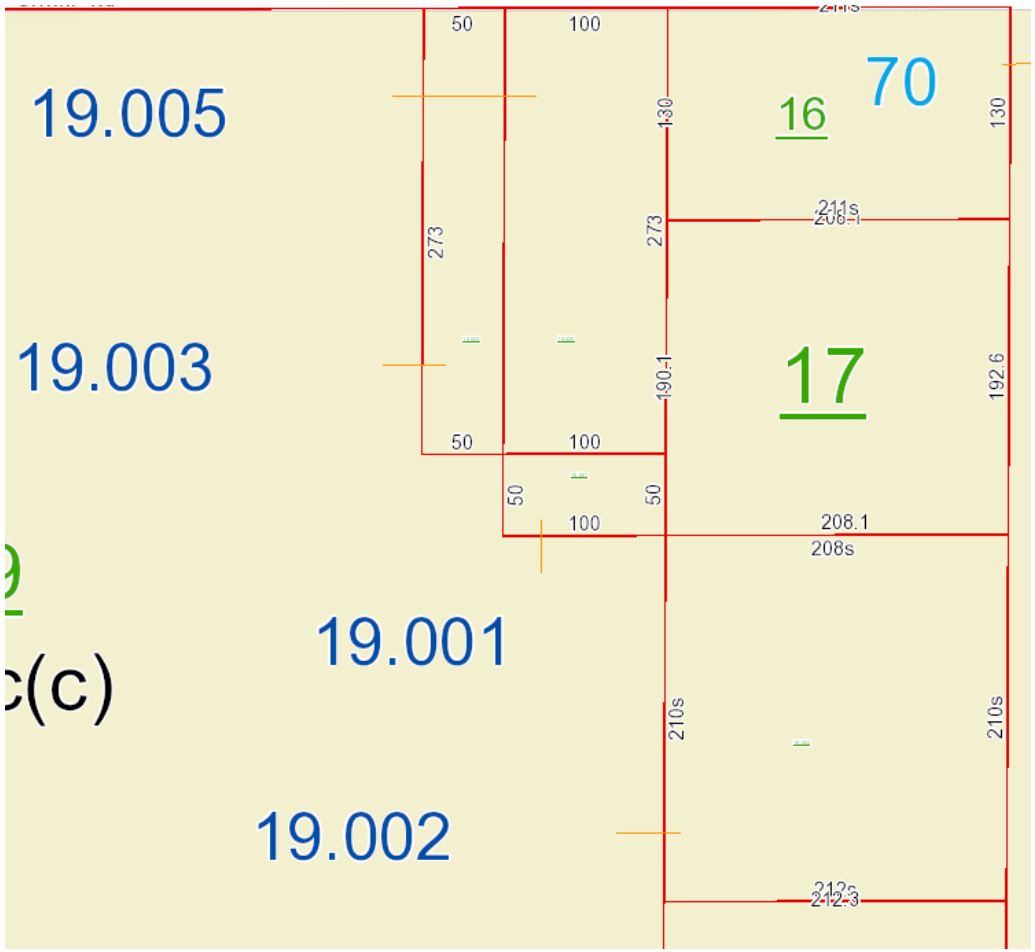
Placement of Information

- Parcel numbers should be placed in the middle of the parcel and underlined.

Placement of Information

- When parcel number will not fit within parcel the use of a leader line or reduction in the size of the parcel number will be permitted.

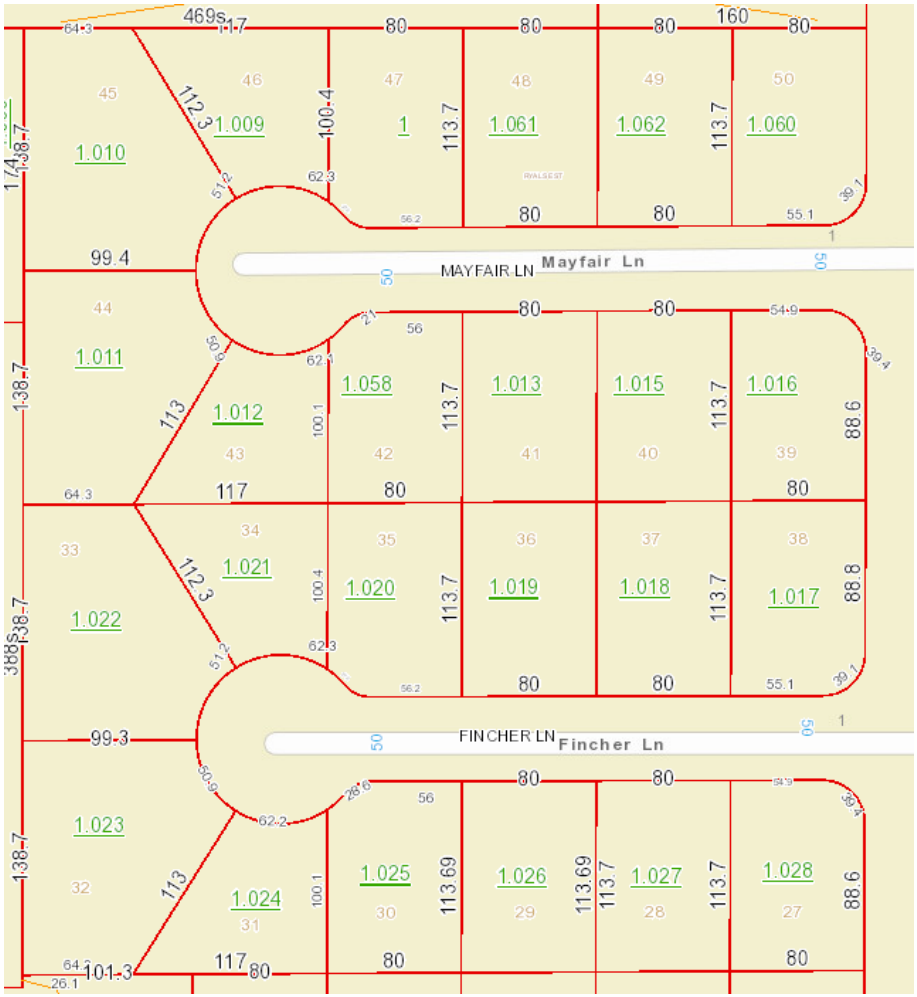
Placement of Information



Placement of Information

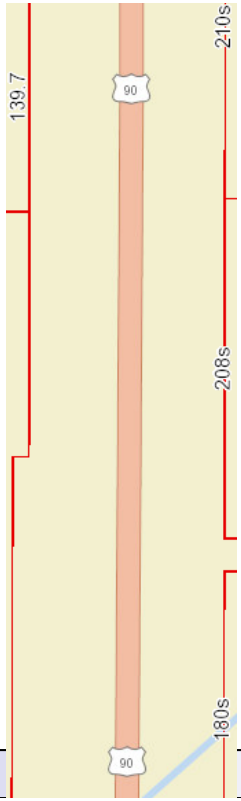
- Dimensions should be near the center portion of a property line.

Placement of Information



Placement of Information

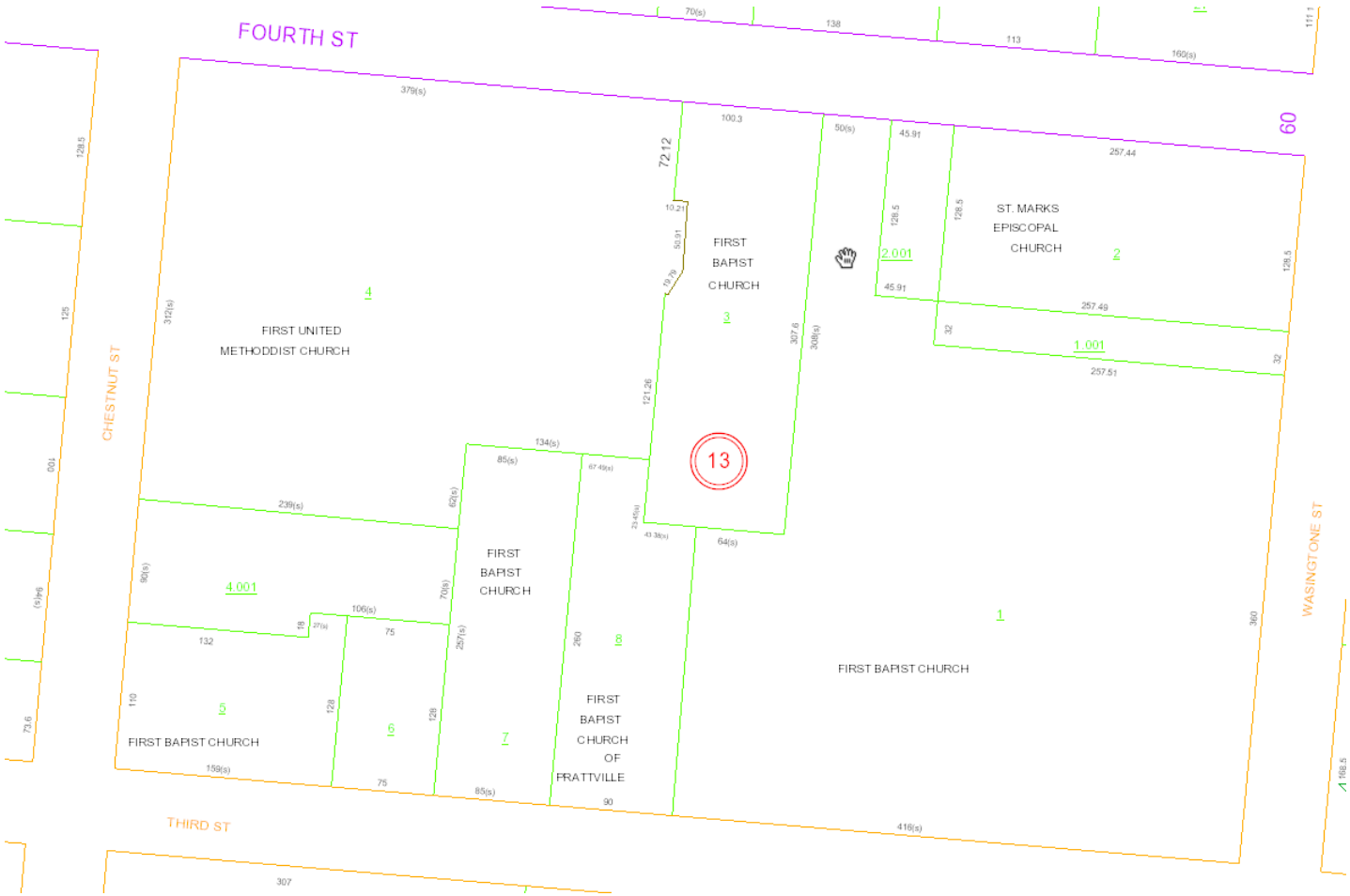
- All highway symbols should straddle the road right of way at a 0^0 angle. ROW lines should be hidden within ROW symbols.



Placement of Information

- Names and symbols (government property, churches, schools and cemetery) should be placed nearer the middle of the parcels.

Placement of Information



Copies of this presentation can be found on the Alabama Department of Revenue website.

THE END