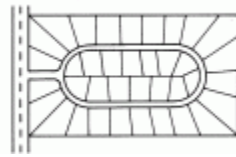


Plat vs. Survey – What’s the Difference?



“Plat” and “Survey” are two terms that are often used interchangeably in real estate. However there are differences between the two. Listed below are the differences and similarities between plats and surveys.

What they have in common:

1. They are both a depiction of a tract of land
2. They can show a very small tract or a very large tract
3. They both show the dimensions of the property
4. They both show the location of the property (county, land lot, district, abutting streets etc.)

How they differ:

1. A survey will show any dwellings, buildings or improvements (driveways, fences, pools) located on the property;
A plat usually shows the dimensions of the property before the improvements are made.
2. A plat will often cover more than one lot or parcel of land. For example: a developer will have a plat of an entire subdivision drawn;
A survey usually only shows one lot or a limited number of lots.
3. Plats are often drawn in order to be recorded at the courthouse for public use; surveys are usually only for the personal use of the owner of the property.