

Spatial Cadastral Databases for Land Administration and Land Records Management

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1. SUMMARY

The use of Geographic Information Systems (GIS) in the development and maintenance of land administration systems has become increasingly widespread. A modern land administration platform must support Fit-For-Purpose workflows, data management, and data sharing — all of which are enabled by GIS technology.

Maintaining a spatial cadastral database of parcel boundaries provides significant benefits for planning, registration, and valuation. Such a database can represent both surveyed and recorded boundaries, along with the legal documents and rights associated with them.

In national, provincial, and state government jurisdictions responsible for preserving survey records, evidence defining the boundary positions of surveyed parcels is received, examined, and documented upon approval. A corresponding spatial cadastral database can represent these records and be made accessible to other agencies such as land claims commissions and deeds registries.

For deeds registries, a cadastral database can also serve as a repository for approved and recorded parcel boundaries. Integrating both surveyed and registered data within a common GIS environment provides powerful tools for property research, valuation, and inter-agency collaboration.

This paper presents examples of how Esri's technologies — including the Parcel Fabric, ArcGIS Field Maps, and ArcGIS Hub — support centralized management of land records, enable efficient data sharing among agencies, and improve citizen access to land information. Real-world examples will demonstrate how these tools streamline land administration workflows, reduce land disputes, and promote transparency in land transactions.

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2. INTRODUCTION

A modern land administration system requires the following key components:

- A cadastral database representing land parcels and the survey-records that describe them. Agencies that serve as the authoritative source for land information maintain a seamless digital map used as a spatial index to cadastral registration, taxation, and titling systems.
- A configurable system supporting workflows tailored to the specific goals of the organization (fit-for-purpose). Configurability is preferred over customization because it simplifies implementation, reduces costs, and minimizes risks by using the software's built-in tools. By contrast, customization demands coding expertise and is less future proof, as the software typically outlasts the tenure of the original developers. This can lead to higher long-term maintenance costs, particularly when significant software upgrades are required.
- Data management, data sharing, and enterprise systems integration. Cadastral systems seldom operate in isolation; they typically operate in concert with other systems such as those used for identity management, data storage, document management, valuation, and financial systems, among others. Data sharing ranges from online public-facing web services to privilege-controlled administrative groups for interagency and intra agency collaborative workflow environments. Multiple agencies work together in a cohesive system of systems.
- Field to office integrated workflows, supporting efficient lodging of land survey record information captured via private or public land surveyors. These workflows include digital electronic submission, and also more dynamic field-connected workflows that allow immediate access to the system through mobile devices in the field.

The use of Geographic Information Systems (GIS) in the development and maintenance of land administration systems has become increasingly widespread largely because GIS provides the listed capabilities required a modern land administration system.

3. ESRI 'S ARCGIS PARCEL FABRIC

Esri's ArcGIS platform provides a comprehensive framework for managing land administration systems. ArcGIS Parcel Fabric technology has a central role in this framework and is a proven, industry-leading solution with a growing history of robust implementations.

As of 2025, there are globally more than five hundred implementations that use ArcGIS Parcel Fabric. A few have publicly available case studies:

- The Bureau of Land Management, USA (McDonald, et al, 2025) – [link](#)
- Maui County, USA (Deleissegues, et al, 2025) – [link](#)
- Department of Lands, Cyprus (Esri, 2018) – [link](#)
- Government of Barbados (Esri, 2022) – [link](#)
- Oklahoma County, USA (Esri, 2023) – [link](#)
- Sevier County, USA (Esri, 2023) – [link](#)
- Douglas County, USA (Esri, 2023) – [link](#)
- Ras Al-Khaimah, United Arab Emirates (Esri, 2023) – [link](#)
- Tooele County, Utah, USA (Esri, 2025) – [link](#)
- Mississauga city, Ontario, Canada (Esri Canada, 2021) – [link](#)
- Sutter County, California, USA (ProWest, 2023) – [link](#)
- Will County, Illinois, USA (ProWest, 2025) – [link](#)
- Harris County Appraisal District, Texas, USA (Esri, 2022) – [link](#)
- Land Title & Survey Authority of British Columbia (LTSA), Canada (Martin, et al, 2025) – [link](#)

A selection of these case studies are described further in the later sections of this paper. These case studies provide examples highlighting how key components of a land administration system have been implemented on Esri's ArcGIS platform with ArcGIS Parcel Fabric.

3.1 The Parcel Fabric Information Model

ArcGIS Parcel Fabric is a modern cadastral software system that is a proven, practical solution for maintaining and using measurement-based information for land parcels. (Esri technical paper, 2025)

The parcel fabric in ArcGIS Pro uses a standards-compliant (LADM) cadastral data model developed to meet the following business requirements:

- Focused tools and workflows for parcel editing

- Cloud-based deployments and offline editing
- Digital submission
- Integration with registries and document management systems
- Data quality management with least-squares adjustments for spatial accuracy
- Parcel lineage tracking
- Configurable frameworks that minimize the need for customization

(Bar Moar, et al, 2025)

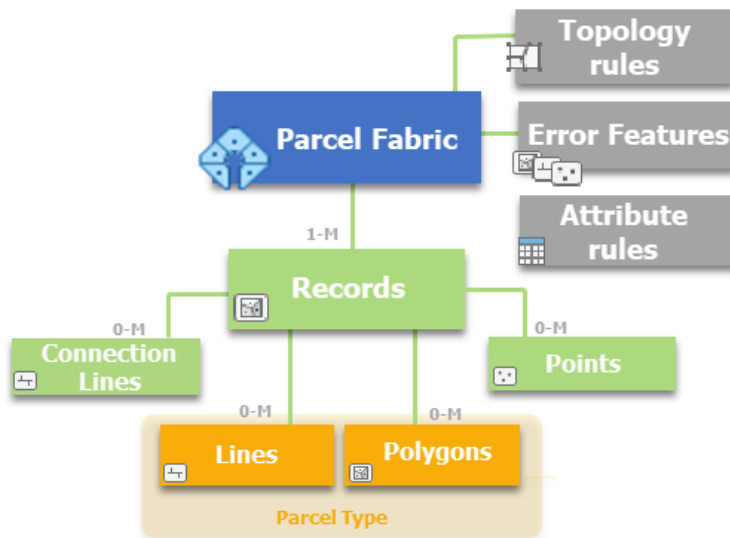


Figure 1: Parcel fabric conceptual information model

The parcel fabric is a spatial cadastral database that represents a record-driven system with parcels created in response to land transactions. Land transactions are typically recorded on legal source documents (records). In the parcel fabric, a record polygon is created to represent each legal transaction, and the record polygon matches the size and shape of the parcels that are associated with it.

The parcel fabric also supports data quality workflows that include the ability to adjust cadastral boundaries to survey control.

As record-driven workflows add new parcels, the parcel lineage is captured; the parent parcel is retired when its child parcels are created. For example, when an existing parcel gets subdivided into portions, the division occurs because of a recording document; the original parent parcel is retired and the new parcels are created by that document. (Esri technical paper, 2025)

Using these parcel associations to the recording documents, parcel lineage relationships can be used for a variety of fit-for-purpose goals. For example, the link-chart functionality in ArcGIS Pro can be used for lineage visualisation, facilitating chain-of-title research, and other types of parcel lineage research.

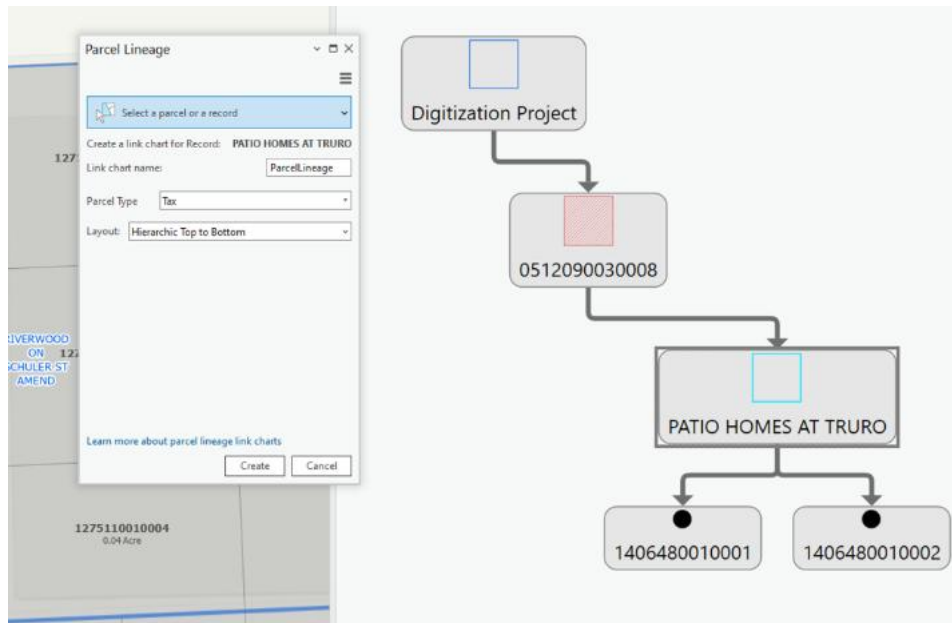


Figure 2: Parcel lineage depiction showing a split

3.2 Web services and services-oriented architecture

The parcel fabric can be deployed with a services-oriented approach in the ArcGIS platform. Parcel fabric data can be accessed and modified seamlessly across desktop, web, and mobile platforms. The enterprise deployment of the parcel fabric leverages web services and RESTful APIs (JSON), enabling efficient data management and integration. By adopting a service-oriented architecture (SOA), the need for traditional ETL (Extract, Transform, Load) processes is minimized. Instead of duplicating data for various stakeholders, administrators can control data publication and access privileges ensuring, for example, that public users have read-only access. (Bar Moar, et al, 2025)

ArcGIS Pro is designed to easily and seamlessly work in a multiuser environment that is abstracted from the underlying data structures. This allows the users to focus on the features and interact with the feature layers in the map without needing to know how and where the data is hosted. (Esri technical paper, 2025)

In an enterprise deployment, the parcel fabric uses multi-user branch versioning. With versioning, multiple users can edit simultaneously in an isolated fashion without creating copies of the data. Once edits are complete on a version, it can undergo quality assurance (QA) before the updates are reconciled with the main, default version. (Bar Moar, et al, 2025)

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Although ArcGIS Pro is the primary client of these services, they are also available to thin clients, allowing immediate access to the system through mobile devices in the field. New measurements and other relevant cadastral data can be captured by field crews and assessed in real time in the office, saving repeated return trips to the site. Where the infrastructure does not support a real-time environment or business requirements preclude it, the data can be captured in the field and synchronized later. (Esri technical paper, 2025)

3.3 Offline editing

Many organizations require the ability to edit data in offline workflows. Offline workflows might be necessary when internet connections are not reliable, or work needs to be performed in the field.

The parcel fabric supports offline editing where users can extract parcels to a local mobile geodatabase (SQLite). Once edits are complete, data is synchronized back to the editing version of the enterprise geodatabase.

4. THE ARCGIS ECOSYSTEM – A SYSTEM OF SYSTEMS

The Esri ArcGIS ecosystem provides a comprehensive framework to facilitate the integration, analysis, and visualization of geospatial data across many domains and applications. The ecosystem embodies a "system of systems", with components ranging from data sources and analytical tools to user interfaces and collaborative platforms. These components connect seamlessly to enhance decision-making processes.

In the context of land administration, systems supporting land information management are described in the next sections. These include field to office integrated workflows, collaboration across organizations, and the sharing of cadastral information.

4.1 Field to Office

Field to office integrated workflows include real-time field connected mobile devices, disconnected check-out/check-in workflows, and formalized surveyor-sourced electronic submissions provided via online accounts. An example of the latter is presented in the case study for Land Title and Survey Authority of British Columbia, Canada.

ArcGIS Field Maps is a powerful tool for mobile field data collection tasks. It offers a wide range of features that make field data collection and mapping more efficient and accurate. By using the mobile app, field workers can easily capture GNSS coordinates, take photos, and capture attribute data directly on their mobile devices. The ability to work offline is particularly useful in remote areas or locations with limited internet connectivity. With field to office workflows, quality control can be pushed to the field, and the entire workflow can be made more efficient.

Beyond the field capture of information at the individual parcel level, Field Maps can be used for broader logistical purposes. Field workers gain a comprehensive perspective of their surroundings for activities such as a field survey reconnaissance. With access to detailed maps

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and layers, they can gain valuable insights into the landscape, and infrastructure. Whether assessing terrain characteristics or identifying points of interest, the view functionality equips field staff with the spatial context they need to navigate and make informed decisions. (Sanchez, 2024)

Tracking progress and activities in the field is facilitated with ArcGIS Field Maps. Field staff can monitor their movements and activities in real-time, providing supervisors and office staff with visibility into ongoing operations, enhancing operational efficiency. (Ibid)

4.2 Collaboration and sharing of cadastral information

Within the domain of land information systems, a clear example of data sharing exists in the mandate of a typical deeds registry that requires public sharing of property transactions. The Registrar maintains a public register of all property transactions. The public register serves as a legal record of ownership and interests in land, ensuring transparency and security in property dealings. The primary function of a deeds registry is to record property transactions, including the transfer of ownership, mortgage registrations, and the registration of rights of way or usage.

In countries with formalised survey submission processes overseen by a Survey General, there is typically close communication and collaboration between the Survey General's office and the deeds registry.

Such collaboration and sharing requirements can be effectively managed and implemented using ArcGIS Hub technology. ArcGIS Hub is a cloud-based community engagement platform that helps organizations share data, collaborate with stakeholders and provide tools for community engagement. In a land administration system, ArcGIS Hub allows organizations to create a centralised platform for managing land records, and provides access to land information for citizens and government agencies. Hub sites allow an organization to create branded portals for public interactions where citizens can view data and submit claims and appeals.

The Surveyor General is responsible for conducting and overseeing cadastral surveys, which define property boundaries and land parcels. The Registrar of Deeds relies on these surveys to ensure that property descriptions in deeds are accurate. Both offices work together to ensure compliance with land and property laws, helping to maintain the integrity of property transactions.

The Registrar also assists in the facilitation of property transactions by providing information and guidance to the public, to legal practitioners, and to other stakeholders involved in property dealings.

In cases of boundary disputes or discrepancies in property descriptions, the Registrar of Deeds may consult with the Surveyor General to resolve these issues based on the official survey records.

The Registrar of Deeds and the Surveyor General's offices have a symbiotic relationship that is vital for the effective management of land and property rights. Their collaboration ensures that property transactions are conducted smoothly, legally, and transparently, thereby supporting the overall property market.

5. LAND ADMINISTRATION USING ESRI TECHNOLOGIES

The case studies that follow examine how the parcel fabric and Esri ArcGIS platform technology has been implemented to modernise land administration workflows.

Ras Al-Khaimah, United Arab Emirates

Ras Al-Khaimah, located between the Arabian Gulf and the Gulf of Oman, has experienced rapid growth driven by increased investment and development. In response to accelerating construction activity, municipal planners recognized the need to modernize land record management systems to ensure that land administration processes evolved at the same pace as urban development.

This provided an opportunity to adopt a more integrated and digitally driven approach to land administration. By consolidating land administration workflows within a single geographic information system using Esri's ArcGIS platform, the planning authority established a centralised and authoritative environment for managing land records.

To improve the quality, consistency, and accuracy of cadastral data, the parcel fabric was implemented to replace fragmented legacy systems and manual workflows. Property boundaries were captured using coordinate geometry (COGO), enabling precise parcel creation and adjustment. Parcel types were used to distinguish land parcels from related features such as roads and easements, while built-in data quality workflows supported the validation of parcel topology and the elimination of gaps and overlaps between adjacent parcels.

The Ras Al-Khaimah Spatial Data Infrastructure Portal leveraged ArcGIS Enterprise technology to manage, share and provide public access to authoritative parcel information. Parcels were linked to searchable case identification numbers, allowing planners and citizens to efficiently retrieve land ownership details, land-use classifications, and transaction histories. These capabilities demonstrate measurable improvements in transparency, data accessibility, and customer service.

By improving both the accuracy and availability of parcel data, Ras Al-Khaimah has strengthened the protection of landowner investments while providing planners and analysts with a reliable spatial foundation for monitoring development trends and detecting change over time. (Esri case study, 2023)

5.1 Government of Barbados

In 2018, The Government of Barbados initiated a comprehensive land administration modernization effort to support national economic development objectives and improve the effectiveness of land governance. This initiative was part of the broader Barbados Economic Recovery and Transformation (BERT) Plan, which sought to enhance public sector efficiency through the adoption of information and communications technology.

As part of these reforms, the government embarked on modernizing its land administration by developing a national cadastre, known as the National Digital Parcel Fabric (NDPF). The parcel fabric was used as a comprehensive digital representation of land parcel, property boundaries, and ownership information.

Prior to modernization, Barbados's land parcel records were managed in a legacy database of parcels in shapefile format. Over time, this system became fragmented, inconsistent, and unable to meet the needs of multiple government agencies and stakeholders. Issues included overlaps and gaps in the parcel geometries and mismatches between parcel boundaries and surveyed records. These limitations hindered the Lands and Surveys Department from fully supporting its mandate to provide accurate land records for administrative, planning, and service delivery purposes.

To address these challenges, the Lands and Surveys Department, in partnership with the Ministry of Industry, Innovation, Science and Technology (MIST) and technical consultants, developed the National Digital Parcel Fabric (NDPF) to create a unified, digital cadastre covering the entire island. The NDPF integrated more than 124,000 active land tax parcels using high quality source data and precise survey control points. Collaborative efforts included digitizing survey plans, creating parcels using coordinate geometry (COGO), indexing parcels with unique reference numbers, and establishing procedures for ongoing maintenance.

This approach replaced the legacy system with a sustainable, topologically correct digital representation of land parcels. As of 2024, all mapped parcels are now assigned standardized parcel identifiers and linked with land tax records, enhancing confidence in property rights and documentation. The parcel fabric dataset acts as a fundamental layer that supports the delivery of land-based electronic services through a geoportal created with ArcGIS Hub.

Urban planners access accurate land information for decision-making, while tax authorities benefit from reliable parcel data for assessment purposes. Standardized parcel data simplifies boundary disputes, supports the use of land as collateral for credit, and increases the attractiveness of foreign investment. (Esri case study, 2022)

5.2 Maui County, Hawaii

In 2023, wildfires devastated large portions of the town of Lahaina in Maui County, Hawaii. During the response and recovery period, the importance of accurate, authoritative parcel data became immediately apparent. County officials faced an unprecedented volume of requests from property owners, other counties, and state agencies for information related to property boundaries, zoning, structures, ownership, and valuation. These demands highlighted the critical role of reliable cadastral data in supporting emergency response, recovery planning, and interagency coordination following catastrophic events like these.

Maui County had already begun a project to transition its existing parcel base to the parcel fabric in ArcGIS Pro, and the wildfires underscored the urgency and significance of this upgrade. The objective was to improve the accuracy, consistency, and maintainability of parcel data while establishing a more resilient land information framework capable of supporting both day-to-day operations and disaster-related workflows.

The county defined several goals for the upgrade, including reducing manual data entry through automation using attribute rules, formally representing plats and records of survey, linking parcels to their instruments of record to support parcel lineage, and enabling efficient and flexible editing workflows using ArcGIS Pro. Additional objectives included leveraging built-in data quality tools such as topology and attribute rules with minimal customization, and improving the dissemination of authoritative parcel information to the public and key stakeholders.

Within the parcel fabric, an existing network of control points was used to spatially reference parcels, improving positional accuracy. Parcels were associated with their instruments of record using the record-driven capabilities of the parcel fabric, allowing legal documents to be stored and linked directly to the parcels they define. Once records were associated with parcels, parcel lineage could be visualized and analyzed, supporting greater transparency and traceability of land transactions and boundary changes.

Parcel information was made accessible through ArcGIS Hub using self-service maps and applications. The Real Property Assessment Division's Parcel Viewer enables users to query parcel boundaries, ownership and valuation changes, agricultural compliance information, appeals tracking, and post-wildfire imagery used for assessment purposes. These capabilities have improved public access to land information while supporting more efficient assessment, recovery, and planning activities. (Deleissegues, et al, 2025)

5.3 Land Title and Survey Authority of British Columbia, Canada

The Land Title and Survey Authority of British Columbia (LTSA) is a statutory corporation responsible for operating British Columbia's land title and survey systems. The security and accuracy of property ownership records provide a foundation for real estate transactions and land development in the province. LTSA delivers services to landowners, legal professionals, surveyors, and government agencies. (Martin, et al, 2025)

ParcelMap BC is the current, complete, and trusted mapped representation of titled and Crown land parcels across British Columbia and is the authoritative source for the graphical representation of property boundaries. The ParcelMap BC data is continually updated by the operations team. (Ibid)

Originally, this property solution was built using the ArcMap parcel fabric as the framework. With ArcMap being retired in 2026, LTSA was interested in keeping up to date with advances in technology and finding a solution. After 10 years of using the ArcMap parcel fabric, the organization was ready for a change. The migration from ArcMap parcel fabric to ArcGIS Pro parcel fabric presented the opportunity to shift strategies to meet evolving business needs and streamline downstream processes. It also allowed LTSA to take advantage of many new capabilities in the parcel fabric, and in the ArcGIS Pro software in general. (Ibid)

A series of automation scripts were developed to complete the migration of the entire ArcMap parcel fabric into ArcGIS Pro using subsets of data in a File Geodatabase (FGDB). The subsets of FGDBs were tested and reconfigured based on migration result metrics to allow for optimal efficiency during the go-live migration.

The migration scripts were able to process multiple subsets of data simultaneously, and this significantly reduced the time required to complete the migration. This migration strategy made it possible to migrate over 2 million parcels and related features in one weekend.

Combining rigorous validation, automation, and an innovative migration workflow design, the project successfully overcame several challenges to achieve its objective.

5.3.1 Electronic submission

That LTSA has been able to develop highly efficient workflows is, in large part, attributable to the fact that they require a mandatory submission of survey plan datasets from land surveyors. Spatial representations of parcel data held in legal plan filings are received based on a digital Survey Plan Dataset Submissions (SPDS) from land surveyors; these are required by the Surveyor General. (Martin, et al, 2025)

The SPDS process requires set specifications and is used to integrate newly surveyed parcels and accurate points with the parcel fabric. With the goal of improving the overall spatial accuracy of the ParcelMap BC representation, the plans from surveyors are then processed using LTSA internal processes.

As LTSA is continually focused on spatial improvements and increasing the accuracy of its parcel fabric over time, relevant quality driven workflows were developed. Each plan submission workflow has a consistency check, weighted least-squares adjustment, and topology and attribute validation built in. (Ibid)

5.3.2 Attribute Rules

LTSA completes very little manual attribution. This meant that the development of attribute rules was prioritized in the modernization effort. Attribute rules play a pivotal role in enhancing efficiency within parcel fabric workflows by automating data validation, editing processes, and enforcing consistency. Prior to the modernization effort, the custom Attribute Assistant ArcGIS Desktop Add-In was heavily used to minimize manual attribution by the parcel fabric mappers. By moving to the ArcGIS Pro, a custom add-in is no longer necessary and the attribute rules environment is now used to maintain the strict data quality standards of the parcel fabric. (Martin, et al, 2025)

5.3.3 Tasks

Once the workflows were finalised, a ParcelMap BC Tasks file was developed. Workflow configuration using Task in ArcGIS Pro focuses on breaking down complex processes into manageable, step-by-step activities that guide users through data management and maintenance. Tasks provide a structured approach, ensuring that users follow predefined procedures for editing, validating, and updating parcel data. Tasks combine tools, processes, and guidance into structured, repeatable steps. This approach also minimizes errors by embedding best practices and standardizing workflows across parcel mappers. With a fairly large team of mappers and strict data quality and timing standards, Tasks offer an ideal solution.

The automation and default capabilities in Tasks can seamlessly integrate custom tools and scripts into the workflow.

(Martin, et al, 2025)

CONCLUSION

The adoption of GIS-enabled Fit-For-Purpose workflows fosters more effective land administration, contributing to sustainable land governance and increased trust in land transactions. The implementations of the ArcGIS technology presented in these case studies represent transformative advancements in managing land records and cadastral data in land administration systems. By leveraging Esri's suite of technologies such as the Parcel Fabric, ArcGIS Field Maps, and ArcGIS Hub, governments and agencies can centralise land record management, enhance inter-agency collaboration, and facilitate transparent, efficient data sharing. The ability to maintain a comprehensive spatial cadastral database that incorporates survey records not only supports accurate property research and valuation but also plays a critical role in reducing land disputes and improving public access to land information.

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