

WHAT IS LAND SURVEYING?

*Surveying is the science of measuring the size and shape of the Earth and accurately locating points on the surface of Earth.
It is the determination of the location of land boundaries and land boundary corners.
It is the preparation of maps showing the shape and area of the lands.*

What Do Surveyors Do?

Land Surveyors measure angles and distances to points on the ground, such as boundary corners, buildings, roads etc. In the office, Land Surveyors use these measurements to calculate locations and draft plans and maps. Land Surveyors work on diverse projects from land subdivisions to major building and road construction. They are experts in measuring and determining land boundaries and work in collaboration with many professionals including engineers, architects, attorneys, builders and developers to give advice and provide accurate information.

Survey - Do I Need One?

Purchasing real estate is one of the most significant financial investments a person makes in their life. Having a survey done by a Professional Land Surveyor prior to purchase is an essential step in gaining peace of mind. Land surveys can eliminate the costly expense of having to move a building, fence, garage or driveway. While most neighbors may agree where they think the property lines are, boundaries are not always where they appear to be. Agreements may not hold up in court if there is a discrepancy.

Land boundaries, especially those in question, should be located and mapped by a Professional Land Surveyor, and filed as a public record, prior to purchase. Most municipalities also require a current survey be completed to acquire a permit for construction.

How Is a Survey Conducted?

Client Consultation— The Professional Land Surveyor you choose will discuss what type of survey you need and what sort of information they need to collect. They'll then create a plan of action.

Research— The Professional Land Surveyor will collect all the necessary data for the survey, such as: deeds, maps, easements, highway plans, etc.

Field Work— Existing boundary corners are found or set and measurements made between them. Measurements are compared to those in the deeds and maps. Buildings, fences and other pertinent structures may also be located.

Survey Completion— Upon completion of the field work, a map will be provided and any issues will be discussed and explained.

