



ATLAS LAND SURVEYING LLC

91 Parkway Drive, Warwick, RI 02886

www.atlaslandsurveying.com

Phone: 401-737-4407



A LAND SURVEY - WHAT AM I PAYING FOR?

The following is what is involved in a typical property survey for a parcel that is under 1 acre. More is involved for a parcel that is larger, or one that is located in a rural area of the State.

STEP 1: RESEARCH (Time required - 3 to 4 hours)

- After receiving the signed proposal back, the client is placed on the schedule. Within 2-3 days the Research portion is scheduled. A trip to the City/Town Tax Assessor's office is the first stop to obtain owners and recording information of the subject parcel as well as each adjoiner (neighboring parcel).
- From the Tax Office, the next stop is the Clerk's Office and the vault. This is where all the land evidence records are stored. Copies of each deed along with copies of any recorded plans are purchased here. These copies are used to determine the location of property lines.

STEP 2: DEED SKETCHES (Time required - 4 to 6 hours)

- Each deed and plan are read and drawn on the computer. Checks are made for any overlaps, gaps, or other conflicts or errors. A map is prepared and made ready for use in the field.

STEP 3: FIELD WORK (Time required - 6 to 8 hours)

- Recon - Based on information derived from the Research, the Surveyor searches for boundary evidence on the subject parcel and adjoiners. He will typically branch out from there to find any remaining original plat monuments.
- Traverse & Locations - The Surveyor will set up a traverse from which he will locate existing monumentation, lines of occupation, structures on the subject parcel, and other improvements.
- Draw up a field sketch and take photographs of the site.
- Initial field work is completed and returned to the office.

STEP 4: BOUNDARY ANALYSIS (Time required - 6 to 10 hours)

- Field work is downloaded from the data collector to the computer and checked for errors.
- A worksheet is drawn of all the points located.
- Boundary evidence found in the field is compared to the subject parcel deeds and adjoiner deeds.
- In most cases, the Surveyor will have to return to the site to locate additional monuments that were calculated on the computer to confirm the boundary location. In some cases, enough points check with each other to allow the Surveyor to locate and establish the subject parcel corners without a second field trip.
- Final corner calculations and a stake out sheet are prepared for the field stake out of the parcel corners.

STEP 5: PROPERTY CORNER STAKE-OUT (Time required - 2 to 4 hours)

- the Surveyor returns to the site to set and record the final locations of the property corners. Typically the corners are marked with 24"- 30" long 5/8" (#5) rebar topped off with an orange cap that says: "Atlas Land Surveying".

STEP 6: DRAWING THE SURVEY PLAN (Time required - 6 to 10 hours)

- Any additional field work (stake-out) is downloaded from the data collector and checked for errors. All the information is then used to prepare the final plan.

STEP 7: SURVEY PLAN IS REVIEWED (Time required - 2 hours)

STEP 8: CORRECTIONS AND FINAL NOTES ADDED TO PLAN (Time required - 1 to 2 hours)

STEP 9: SURVEY PLAN IS STAMPED AND SIGNED & DELIVERED TO THE CLIENT (Time required - 1 hour)

TOTAL TIME REQUIRED - 30 TO 37 HOURS.....IF THERE ARE NO PROBLEMS!!!