

WHAT WILL A SURVEYOR DO FOR ME?

Will a Land Surveyor tell me what I own?

A land survey does not show the landowner what he or she "owns". A land survey is the Professional Land Surveyor's opinion of the physical location of the landowner's title boundary (a title boundary is the boundary of such real property as defined in the recorded grant deed). A landowner's perception of their physical occupation of real property is deemed their ownership.

Will I be shown if there are any encroachments?

Yes, if requested, a survey plan will show any encroachments onto or off of your property.

Will I be shown if there are any easements on my property?

Yes, if you provide a current title report of title policy to use for this purpose. If requested we will provide a map, plat, or exhibit showing this information.

How will I be shown what has been surveyed?

Corners of the property will typically be marked by iron rods with plastic caps with our company name on them. If requested, a survey plan will show where these monuments are set, indicating the dimensions of property lines, types of monuments set or found, and other relative data.

Why are there conflicting boundary lines?

A Professional Land Surveyor will rely on numerous records, maps, and other data to provide his opinion of the location of a real property title boundary. Under most circumstances this opinion is satisfactory. However, most land disputes stem from the landowner's differing opinions on what they perceive they own. It is often true that boundary disputes, gaps, and overlaps are a result of legal descriptions which were originally written and recorded without the benefit of the services of a competent Land Surveyor. In such cases of boundary disputes, only a court of law can determine ownership more decisively than a qualified Land Surveyor.



ABOUT ATLAS LAND SURVEYING, LLC

We serve:

Realtors, Title Companies, Property Owners, Contractors, Builders, Engineering Firms, Architectural Firms.

We provide:

Boundary & Topographic Surveys, A.L.T.A. Surveys, Land Sub-division Services, Septic System Designs, Site Surveys, FEMA Elevation Certificates, Construction Asbuilts & Layout. Wetland Delineation & Permitting.

Professional Services committed to:

Licensed Surveyor in the field and office. Meeting tight schedules. Dedicated to providing you with professional land surveying services on time and on budget.

Equipment & Software:

Leica 1200 Robotic Total Station

Leica Viva RTK GPS

Carlson Survey 2010 Drafting Software

Carlson SurvCE data collection software

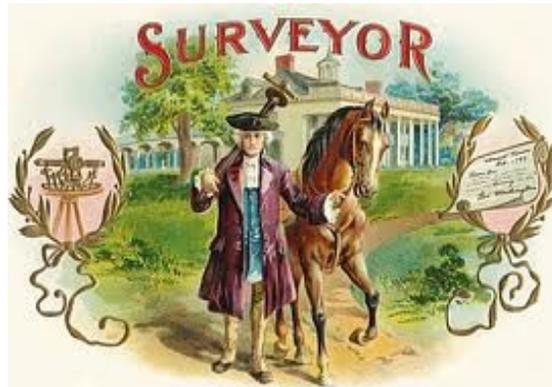
Licensed & Insured

Professional Land Surveyor Lic.# 1971

RIDEM OWTS Designer Lic.# D 2109

www.atlaslandsurveying.com

info@atlaslandsurveying.com



A GUIDE FOR PROPERTY OWNERS

FREQUENTLY ASKED QUESTIONS ABOUT LAND SURVEYING



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ATLAS LAND SURVEYING, LLC

Property & Construction Surveying & Mapping
www.atlaslandsurveying.com

12 Chapmans Ave. ~ Warwick, RI 02886

401-737-4407

Marcus Channell, P.L.S.

email: marcus@atlaslandsurveying.com

RI Lic. 1971

INTRODUCTION

Since you may require the services of a Professional Land Surveyor only once during your lifetime, you may not be aware of the logical steps to be followed when selecting a Land Surveyor. To help in making such a selection, Atlas Land Surveying, LLC., has prepared this brochure with the answers to a few commonly asked questions. In general, a survey should be made before purchasing property, when dividing a parcel, when adjusting existing parcel boundaries, and prior to the construction of any improvements on the property in which you have an interest. Remember, the services of a Land Surveyor today will cost less in time, worry, and money, than the cost of moving any improvements or defending a law suit later!

HOW DO I HIRE A LAND SURVEYOR?

Only a Professional Land Surveyor licensed by the State Board of Registration for Professional Land Surveyors is legally permitted to perform land surveys in the State of Rhode Island. A Land Surveyor is an integral part of a professional team often comprised of attorneys, engineers, architects, builders, and planners. A Land Surveyor should not be selected by price alone. Your selection should be made when you are sure that the professional that you have chosen has all of the facts, and is completely aware of your requirements and/or the requirements of the governmental agency having jurisdiction over the property.

HOW MUCH WILL A SURVEY COST?

The cost for most land surveying work is based on the following variables:

Record Research:

This varies by (a) the number of parcels involved; and (b) the number of past transactions. This necessary step is often complicated by the casual manner in which land transactions have been handled in the past, resulting in many vague, incomplete, and often contradictory legal descriptions and land records.

Type of Survey:

Costs may increase as the required precision and scope of the survey increases.

Size and Shape of the Property:

An irregularly shaped parcel has more corners to monument and a longer boundary than a rectangular parcel containing the same area.

Terrain:

A level parcel is easier to survey than a hilly parcel.

Amount of Existing Evidence on the Property:

Existing evidence such as iron, wood, concrete, or stone monuments, old fences, and lines of occupation aid the surveyor. Their absence may compound difficulties involved in retracing boundaries.

Local Knowledge of the Property:

Someone pointing out accepted occupation lines and monumentation is a considerable aid to the surveyor.

Abutter Difficulties:

When neighbors are cooperative, an otherwise difficult or impossible boundary line location may be established by a boundary line agreement.

Time of the Year:

In the Summer, foliage may present problems making traversing difficult. In the Winter, weather may slow travel to and from the site, and sometimes conceal field evidence.

Title Company & Public Agency Requirements:

Title companies or public agencies may require considerably more documentation than is normally required by the average land owner.

Because of these variables, it is difficult to determine exact fees. However, based on general experience, knowledge of the area, and the requirements for the work, the Land Surveyor can usually furnish an approximate estimate of the costs.

TYPES OF LAND SURVEYS

A.L.T.A. Survey:

A survey made for the purpose of supplying a title company and lender with survey and location data necessary for issuing title insurance. Generally used for commercial projects.

Boundary Survey:

The primary purpose is to document the perimeter of a parcel or tract of land by establishing or re-establishing corners, monuments, and boundary lines for the purpose of describing the parcel; locating fixed improvements on the parcel; dividing the parcel; or platting. This involves record and field research, field measurements, and computations to establish boundary lines in conformance with State law. Easement lines may also be located with this type of survey.

Topographic Survey:

A survey locating topographic features—natural and man made—such as buildings, improvements, fences, elevations, trees, streams, wetlands, contours of the land, etc.

Site Planning Survey:

Sometimes a combination of boundary and topographic surveys for the preparation of a Site Plan. This type of survey may be required by a city or town agency, or may be used by engineers and / or architects for design of improvements or developments on a site.

Subdivision Survey:

The subdivision of a tract of land into smaller parcels, showing monumentation and survey data on the map, in conformance with local zoning and subdivision regulations.

Control Survey:

Precise location of horizontal and vertical positions of points for use in boundary determination, mapping from aerial photographs, construction staking, and other related purposes.

Construction Survey:

Construction staking to establish the correct location of structures shown on improvement plans for constructing roads, pipelines, buildings, etc.