

WHAT IS A LAND SURVEY?

THIS IS SOME OF THE INFORMATION WHICH A SURVEY MAP WILL PROVIDE.

A THE MAP SHOWS VARIOUS IMPROVEMENTS ON THE PROPERTY AND THEIR RELATIONSHIP TO THE PROPERTY LINES.

B THE DISTANCE, CALLED AN OFFSET, SHOWS THE SHORTEST DISTANCE FROM AN IMPROVEMENT TO THE PROPERTY. IT IS USEFUL FOR PLANNING IMPROVEMENTS AND CHECKING ZONING REQUIREMENTS.

C THESE NUMBERS, CALLED BEARINGS AND DISTANCES DEFINE THE SHAPE OF THE PROPERTY.

D THE DISTANCE, CALLED A TIE, SHOWS THE DISTANCE FROM THE CLOSEST STREET INTERSECTION TO THE BEGINNING OF THE PROPERTY.

E THESE POINTS, WHICH WERE FOUND, INDICATE SOME OF THE FIELD EVIDENCE WHICH THE SURVEYOR USED TO LOCATE THE PROPERTY.

F THESE NOTES ARE YOUR ASSURANCE THAT THE SURVEY WAS PREPARED ACCORDING TO ACCEPTED STANDARDS OF WORK.

THE FOLLOWING ARE SOME OF THE POTENTIAL PROBLEMS WHICH A SURVEY COULD POINT OUT. YOU SHOULD CONSULT YOUR ATTORNEY CONCERNING THEM.

- ① THE LAND WITHIN THIS EASEMENT PROBABLY HAS LIMITED USABILITY.
- ② THE HOUSE IS BUILT WITHIN THE BOUNDS OF AN EASEMENT. THIS IS A POTENTIAL PROBLEM WHICH MAY BE UNACCEPTABLE.
- ③ THE ADJOINER'S DRIVE IS BUILT PARTIALLY ON THE PROPERTY - THIS COULD BE AN ENCROACHMENT OR AN EASEMENT.
- ④ THE WIRES SERVICING THE ADJOINER ARE ENCROACHING - THIS COULD INDICATE AN EASEMENT.
- ⑤ PART OF THE STREET PAVEMENT IS ENCROACHING - A POTENTIAL PROBLEM WHICH MAY NOT BE CORRECTABLE.
- ⑥ THIS LAND BETWEEN THE FENCE AND THE PROPERTY LINE APPEARS TO BE PART OF THE PROPERTY, BUT IS ACTUALLY OWNED BY THE ADJOINER.

