

A SURVEYOR CAN EASE YOUR WORRY IN FIVE SIMPLE WAYS

➔ Review and Interpret Your Deed.



Review and interpret your deed. Professionally licensed land surveyors are experts in their chosen field and by reviewing the deed for your property they should be able to tell you the exact limits of the property as spelled out in the legal description. If they can't, there may be a problem which definitely requires their service.

➔ Look for any existing property corners through research.



A surveyor can research your property through the local County Surveyor's office and look for any surveys that have been recorded for or near your property in the past. If property corners have been set in the past they can look for them, let you know whether they still exist, and if so, show you what they look like and their location. This is a very important step toward KNOWING what you're buying!

➔ Identify problems before you buy.



It is also important for you to determine whether neighbors have encroached upon the property. You can never be sure whether your lot boundaries are in harmony with all evidence of occupation. Your neighbors garage, driveway, deck, fence, their recent addition (that one they never bothered to get a building permit for) or favorite tree actually may be on your land. You need to hire a surveyor to tell you whether there are encroachments and, if so, how extensive. You can also make your purchase contingent upon the removal of those encroachments, which places THAT headache squarely on the shoulders of the seller. If you're the seller, it's better to have this worked out before you sell your property.

➔ Peace of mind.



Nothing can be more stressful than discovering problems that have anything to do with the above items AFTER your purchase!

➔ How do I find a licensed surveyor?



Go to www.plso.org/findasurveyor and search by service, city, county or company.



HOW CAN A PROFESSIONAL LAND SURVEYOR HELP THE HOME BUYING PROCESS?

You found the perfect piece of property to buy—right size, right color house, beautiful landscaping and so on for the right price. You are in love with it. Where do you sign? Whoa there! Have you thought about where the property boundaries are? Are there fences? Are they in the correct location? What about the neighbor's deck? Are there any easements or other hidden boundary issues that may arise after you buy your piece of paradise?

You're the seller you say? You're pretty sure the fence line was pushed back to accommodate for a chicken coop built in 1983 and now you're wondering if it is going to affect the price of your property? Or WORSE - what if you accidentally sell land that isn't actually yours?

Purchasing or selling a home is the biggest financial transaction most people will make in their lives. If you care about the answers to any of these questions, it's imperative that you have land surveyed before you purchase or sell your property. By obtaining a survey, you are able to find the exact boundaries of your property, which can help settle any potential disputes with neighbors.

Your real estate agent or broker works very hard for you. They are skilled professionals that are able to tell you what buyers are expecting, and what will be most appealing when you're selling your home. It's also important to know that they can't tell you where the legal boundaries are. They are working with the same information you have. So, be informed!

The best time to hire the services of a land surveyor is before completing the transfer of title process. In fact, making the purchase contingent on completion of a survey prior to closing (if one hasn't been done in the past 10 years) that identifies any possible problems with the deed gives you the assurance that the boundary as stated in the deed of sale is true and has no problems.