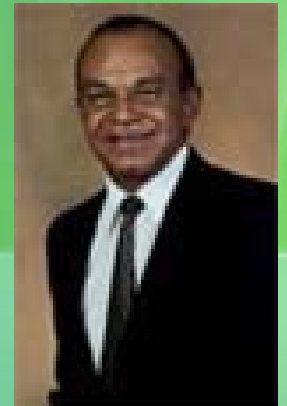




THE VALUE OF A SURVEY

by Phillip Smith

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What is a Survey?

- A Survey is the process of measuring land to determine its size, location a physical description. Also, the map or plant showing the results of a survey.

What is Needed?

- The person doing the survey needs a copy of the site plan and a copy of the legal description of the deed for the property in question.
- The site plan has all the measurements of the property and the legal description confirms this information.

Reason for Survey

- The reason for a survey is the purchaser needs to know what he or she is purchasing.
- The seller also needs to know what he or she is selling and not what they think they are selling.

Property is surveyed for several reasons

- Why property is being sold
- When one is developing a piece of property
- When it becomes necessary to establish a right of way.
- When property is being sub divided it is surveyed.
- When there is a boundary dispute property is surveyed.
- When one builds a boundary wall the property should be surveyed first.
- Surveys are also conducted to determine whether or not there are any encroachments.