

FACTS YOU SHOULD KNOW ABOUT HAVING YOUR LAND SURVEYED

WHEN IS A SURVEY USUALLY REQUIRED?

The need usually arises when you buy or sell a home, a lot, or other property. Before title to land is conveyed it is desirable to have an adequate legal description and an up to date accurate determination of acreage. It is also important to ascertain if there are any physical features, which might constitute an encroachment or in some other way affect the title. Most lending agencies and title insurance companies ordinarily require a physical (actual) on the ground survey.

Before land is subdivided most Minnesota cities and counties require that a subdivision plat be put to record. One should check any local subdivision ordinances to see that the necessary requirements are satisfied. Some counties require that a survey be made and a survey map be recorded.

Before land is improved by construction, buildings, fence, etc., it is desirable to know the corners and boundaries in order not to encroach upon the adjoining property and have cause for possible litigation later. Before land is partitioned by a court proceeding, the Court ordinarily requires that a survey be made and a survey map be recorded.

SELECTING A SURVEYOR

When it is determined that a land survey is required, only a competent licensed land surveyor, certified by the Board of Architecture, Engineering, Land Surveying, Landscape Architecture, Geoscience and Interior Design is legally permitted to make a survey in the State of Minnesota. A surveyor's qualifications are established by State Statutes and all qualified Land Surveyors possess evidence of their current license to practice surveying.

It may not be necessary to visit the surveyor's office or the property prior to the survey. In the majority of cases, the information needed by the surveyor can be transmitted to the surveyor by letter. This is preferred, for it gives the surveyor written authorization to proceed.

To complete the survey accurately, the surveyor should have the deed to the adjoining property if available; copies of any plats; and any other information the owner has that might aid the surveyor. This should all be given to the surveyor BEFORE the actual survey is undertaken.

The surveyor can survey your land only according to the deed and the information available. The surveyor does not guarantee the legal title to the land. However, the accuracy by which the surveyor accomplishes this service is backed by professional integrity.

The surveyor renders a highly technical and complex service. The surveyor is a member of a professional team composed of Surveyor, Title Attorney, Engineer and Architect. All rely heavily on the surveyor's integrity and the accuracy of survey data. No one other than the surveyor can assume responsibility for the correctness and accuracy of work. In case of litigation, the surveyor will appear in court as an expert witness and the testimony is accepted by the court as professional evidence.

COST OF A SURVEY

The surveyor's fee will be based on a number of factors. These would include time to search the court records for evidence to re-establish the original boundaries, make the field survey, make the necessary computations, make a plan report and plat on the findings and place the appropriate markers on the property.

Factors that tend to increase the cost of a survey are missing markers, disputed lines, rough terrain, heavy underbrush, poor land descriptions and travel time to the job. Because of these varying conditions, it is sometimes difficult for a surveyor to predict an exact cost.