DIFFERENT TYPES OF SURVEYS

The types of surveys listed below must be done by a surveyor licensed by the Arkansas Board of Licensure for Professional Engineers and Professional Surveyors.

- **Preliminary Survey:** The collection of survey data on which to base studies on a proposed project or a proposed final survey
- **Boundary Survey:** The only professionally credible way to locate boundaries called for in land title documents
- **Topographic Survey:** A survey that is usually required when construction is going to take place and all improvements and utilities need to be located as well as elevations of the property
- **Land Title Survey:** Obtained when a loan is being secured on a piece of property (usually commercial). These surveys are the most extensive and costly and are designed to provide comfort to the lender, title company, and both seller and buyer as to title issues such as easements and encroachments
- **Site Planning Survey:** A combination of boundary and topographic surveys with resulting plans used for designing development features such as roads, subdivisions, industrial and commercial construction, etc.
- **Subdivision Survey:** A type of land survey in which the legal boundaries of an area are located and the area is divided into smaller parcels, streets, rights of way and other accessories. All necessary corners or dividing lines are marked and monumented
- **Construction Survey:** The survey measurements made while construction is in progress to control elevation, horizontal position, and dimensions, and to determine adequacy of completion
- **Determining Flood Risk:** Surveyors assess flood risk by comparing a structure's height to the Special Flood Hazard Area

ASPS
ARKANSAS SOCIETY OF PROFESSIONAL SURVEYORS

www.arprofessionalsurveyors.com

ARKANSAS SOCIETY OF PROFESSIONAL SURVEYORS

Photos courtesy of Trimble



THE PROFESSIONAL LAND SURVEYOR AND YOUR SURVEY



SURVEYING YOUR LAND

WHEN IS A SURVEY NEEDED?

- **BEFORE** title in land is transferred or conveyed
- **BEFORE** land is subdivided
- **BEFORE** land is developed by construction of buildings, roads, fences, etc.
- **BEFORE** a land boundary dispute arises
- **BEFORE** a building or fence is to be built near a property line
- **BEFORE** a lot is to be conveyed from a larger tract and the lot has not been previously surveyed

HOW MUCH DOES A SURVEY COST?

The surveyor's cost estimate will be based on the anticipated difficulty and estimated time needed to complete the project. Fees can be estimated, but the surveyor cannot predict the amount of work required to recover the necessary evidence. The amount of time required to obtain field measurements and make boundary determinations depend on the availability and proximity of all discovered evidence. The surveyor will be able to provide you with a cost estimate based upon an hourly rate, experience with similar jobs, and a general knowledge of the area, but actual costs may not be known until the project is complete. Some companies, however, will provide a "lump sum" for certain types of work such as mortgage or foundation surveys.

SELECTING A SURVEYOR

The best way to locate a surveyor is to visit our website at www.arprofessionalsurveyors.com and click on "Member Search" on the navigation bar of the home page. From there you can search by various criteria such as name, county, city, etc.

CAUTIONS FOR LANDOWNERS

Don't replace markers with a post, set a post beside the marker

Contact a surveyor well before the survey is needed

Don't move or relocate markers

WHAT DOES THE SURVEYOR NEED FROM ME?

- A copy of your deed
- Any plans you have and any information about the location of existing property corners/lines
- Brief history of ownership
- Name and address of adjacent property owners, if known
- Information about disagreements over location of property corners/lines
- Abstract and title opinion, if available, and requested by the surveyor

COMMON MEASUREMENTS USED BY SURVEYORS

1 Pole or Rod - 16.5 feet
1 chain = 66 feet
1 acre = 43,560 sq feet

WHAT WILL A SURVEYOR DO FOR ME?

The Professional Land Surveyor will do all work in accord with state laws, local regulations, and the highest ethical standards. He will, at your request:

- Discuss your property goals with you and develop a scope of work to meet those
- Study your property description and show you what, in his professional opinion, the records and facts indicate the boundaries of your land to be
- Research and review previous surveys and title documents in and around your project location and indicate any discrepancies that need to be addressed
- Advise you if there is any defect in your land description of evidence of overlap or gap in your title
- Set monuments at your property corners and mark them so they can be easily found. A record of his work is filed in his office for future reference
- Prepare a plat of the survey of your property, indicating the measurements he has made, the monuments he has found or placed, and any other data requested by the client
- Help you plan and layout a subdivision
- File a copy of the survey plat with the appropriate office if required by law
- Locate oil and gas wells, buildings, fences, rights of way, overlaps, gaps, and other possession evidence
- Coordinate with your attorney, realtor, banker, engineer, or architect
- Write a land description when land is to be divided

WHAT IF I HAVE A COMPLAINT ABOUT A SURVEYOR'S WORK?

Although it is rare that any action is necessary, there are a few things to remember if you have a problem with your surveyor. Let the surveyor know about your concerns. Many times a complaint arises when there is a break down in communication. Make sure you have all of the fees and scope of work defined by contract before any work proceeds so you can avoid any problems down the road. If all attempts to resolve the conflict have failed, you may contact the State Board of Licensure for Professional Engineers and Land Surveyor to file a complaint.

PROTECT YOUR INTERESTS

The Professional Surveyor provides services that protect your most valuable possession, your land and home. Their professional services will cost less than the cost of moving a building, relocating improvements, or defending a lawsuit in court due to a boundary controversy.