



Since 5,000 B.C., surveying has served the political, economic and social needs of our society by defining and locating property boundaries, features and improvements.

From the Egyptian “rope stretchers”, ancient surveying tools have progressed to the chain & compass, to the transit and tape, to electronic distance and directional instruments, to the current GPS satellite receivers for modern surveying and mapping.



Who We Are

The objective of the Minnesota Society of Professional Surveyors is to unite all Licensed Land Surveyors in the State of Minnesota; to elevate the standards of the surveying profession in the State of Minnesota; to establish basic minimum guidelines for surveys; to assist in promoting legislation, educational programs and public relations to improve the profession of the land surveyor; to work in cooperation with local, county and state governments in our field of endeavor; to uphold a rigid code of ethics and strive to improve our relations with our clients and the protection of the public by doing our work with precision and integrity.



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**YOUR LAND
&
THE LAND
SURVEYOR**

What Is A Property Survey?

A property survey describes, maps and locates land ownership boundaries, corners, features and improvements.

Why Should I Have A Property Survey Done?

Your land and its improvements are a major financial investment which you should protect. A Licensed Land Surveyor will aid in those efforts by locating, monumenting & mapping your property.

What Will The Surveyor Do For Me?

- The legal description of your property and related records will be evaluated and a survey performed to locate, measure and monument the property boundaries and corners so they can be easily identified.
- The survey will be completed in compliance with the applicable State, County and local Government laws, codes and regulations.
- You will be informed of the discovery of discrepancies in your property description, boundary location, trespass, encroachment or other related problems that you should be aware of.

Upon completion of the survey, it is recommended that the boundary corner monuments be preserved by the property owner.

What Will A Property Survey Cost?

Costs depend upon many conditions, such as:

Availability and adequacy of property records

Previous surveying monuments and mapping

Difficult terrain, heavy foliage and access

Survey complexity and regulatory compliance

An estimate of cost and time schedule will normally be provided in writing by the land surveyor. Competitive bidding for the lowest cost does not necessarily assure the best interest of either the client or the land surveyor.

When Should I Have A Property Survey Done?

- When property is divided into parcels for sale or development.
- When property is to be sold, purchased or mortgaged.
- When property improvements (i.e. fences, new building) are planned or to be developed.
- When government regulations require a survey and map of your property.
- When your property boundaries or corners are uncertain.
- When property trespass or encroachment is evidenced or suspected.



A survey is a good investment. Professional land surveying and mapping services will involve less time, concern and expense than moving a building or other improvements, revising your land development plans or defending a land boundary dispute in a court of law.

To prevent or deter such litigation, undue costs and inconvenience, retain the services of a professional land surveyor prior to any land investments and property developments.

Property surveys must be performed by a Professional Land Surveyor who has been licensed by the MN Board of Architecture, Engineering, Land Surveying, Landscape Architecture, Geo-science and Interior Design.

Consult local attorneys, local government offices, realtors, bankers, title insurance companies and the phone directory for local area Land surveying firms.