

*A licensed land surveyor may be needed when:*

- ◇ Buying or selling a home or parcel of land
- ◇ Combining or dividing land into smaller parcels
- ◇ Installing fences, septic systems or other property improvements
- ◇ You need to clarify your property boundaries
- ◇ Verifying amount of land assessed for taxes
- ◇ Identifying things that affect your property e.g. easements, encumbrances, etc.



It is important to hire a **licensed** land surveyor – anyone else is unqualified to determine your property boundaries, set your property corners or testify on your behalf if your neighbor is encroaching on your land.

Visit NYSAPLS' website and click on "For the Public" to use our **Find a Surveyor** tool to find your licensed surveyor!

## ABOUT LAND SURVEYING

Land surveying is an old and established profession shared by many of this nation's founders. Surveyors use history, math, science, technology and good ole-fashioned sleuthing to create detailed maps of our world. Those maps, (i.e. surveys) can be of your property, a roadway or even of the Statue of Liberty. In order to provide you with a map of your property, the surveyor you chose will inspect your land and take measurements. It's always a good idea to request marks at your property corners where none exist so that you, a contractor, or your children can retrace their steps. The marks are often called monuments and they may be square or round concrete objects, iron rebar (aka pins) set at your corners or spaced along your lines. As with any professional service, be sure to discuss your expectations with your surveyor and sign a contract so both parties understand the work to be done.

*Before you buy, sell, divide or build, hire a professional land surveyor!*

*Visit us on our website or give us a call to find a licensed land surveyor!*

[www.nysapls.org](http://www.nysapls.org)

**NYSAPLS, Inc.**



146 Washington Avenue  
Land Surveyors Building  
Albany, NY 12210  
518-432-4046  
info@nysapls.org

This information is supplied by the New York State Association of Professional Land Surveyors (NYSAPLS) and distributed by:



*Do you need a surveyor?*

**LAND: Buying, Selling & Improving Yours**



New York State Association of Professional Land Surveyors

## Steps to having a successful engagement with your surveyor:

1. Go to [www.nysapls.org](http://www.nysapls.org) to find a licensed surveyor in your area using our online directory!
2. Call your selected surveyor to set up a consultation.
3. Sign a contract with your surveyor that outlines the work to be performed.
4. Have your land surveyed.
5. Receive a map and other previously discussed materials from your surveyor based on the agreed-upon scope!

### This is some of the information which a survey map will provide.

- A** The map shows various improvements on the property & their relationship to the property lines.
- B** The distance called an offset shows the shortest distance from an improvement to the property. It is useful for planning improvements & checking zoning requirements.
- C** These numbers called bearings & distances define the shape of the property.
- D** This distance, called a tie, shows the distance from a street intersection, or other referenced corner, to the beginning of the property.
- E** These points, which were found, indicate some of the field evidence which the surveyor used to locate the property.
- F** These notes are your assurance that the survey was prepared according to accepted standards of work.

This map was prepared for the exclusive use of and is certified only to:

JOHN P. DOE  
MARY A. DOE

SOME NATIONAL BANK  
but only as their interest may appear in a 2020 Mortgage by John P. & Mary A. Doe

SOME TITLE INSURANCE COMPANY  
but only in use with connection with their Title No. 123-456

$$\text{Area} = \frac{10,969 \text{ Sq. Ft.}}{0.251 \text{ Acres}}$$

#### NOTES:

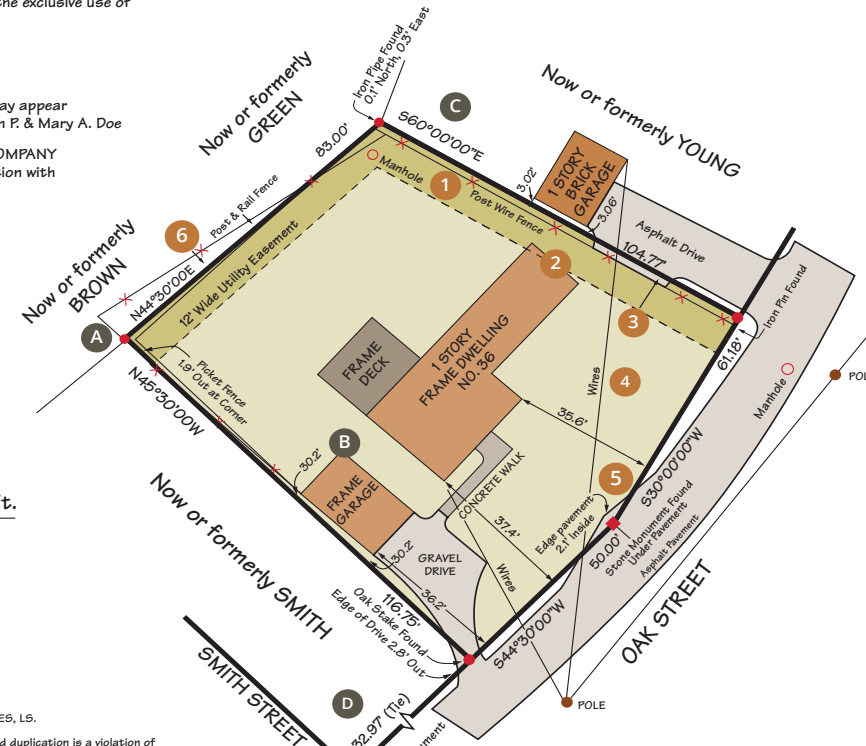
1. COPYRIGHT 2020 by JOHN JONES, L.S.  
All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a survey map bearing the seal of a licensed land surveyor is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc.
5. Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
6. Underground improvements or encroachments, if any, are not shown hereon.

Prepared by:  
JOHN JONES  
Land Surveyor  
100 Main Street  
Newtown, New York

SURVEY OF PROPERTY  
PREPARED FOR  
**JOHN P. & MARY A. DOE**  
SITUATE IN THE  
TOWN OF NEWTOWN  
WESTCHESTER COUNTY  
NEW YORK  
SCALE 1in = XXft.      JUNE 1, 2020

prepared by  
JOHN JONES, L. S.  
*John Jones*  
NEW YORK STATE LICENSED LAND SURVEYOR  
LICENSE No. 00000

FILE No. 281A



The following are some of the potential problems which a survey could point out. You should consult your attorney concerning them.

- 1 The land within this easement probably has limited useability.
- 2 The house is built within the bounds of an easement. This is a potential problem which might be unacceptable.
- 3 The adjoiner's drive is built partly on the property. This could be an encroachment or an easement.
- 4 The wires servicing the adjoiner are encroaching. This could indicate an easement.
- 5 Part of the street pavement is encroaching a potential problem which may not be correctable.
- 6 This land between the fence & the property line appears to be part of the property, but is actually owned by the adjoiner.

## About NYSAPLS

Founded in 1963 as a membership organization, the New York State Association of Professional Land Surveyors (NYSAPLS) represents more than 1,200 members throughout the State of New York and is recognized as the unified voice of the New York surveying profession.

NYSAPLS provides resources to assist consumers such as an online directory of member licensed land surveyors by county as well as other valuable public information on our website.

## Did you Know >>>

In the old days, before written documents, a deed had a different connotation. When a seller and buyer got together to exchange a parcel of land, the entire village would gather at one corner of the property for sale. The group then executed the "deed" of walking the perimeter of the property so that everyone in town was a witness to the transaction.