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## **2. HOW MUCH WILL THE SURVEY COST?**

### **How do you charge for your surveys?**

Generally, we try to determine a scope of work for the survey and an estimate of the working time it will take to complete the job, and we use this information to determine a “not to exceed” figure that will not change unless the scope of work changes. If a change in the scope of work becomes necessary, prior to proceeding we will discuss the change with you and provide you with an adjusted not-to-exceed figure. Our determination of cost is based on several factors:

- The type of survey, personnel, and equipment required.
- The amount of deed and record research required.
- The number of unknown corners.
- The existence of fences, buildings and other structures.
- The type and clarity of deed descriptions.
- The size and shape of the area to be surveyed.
- The level of physical detail to be shown.
- The steepness of the terrain.
- The amount of vegetation, buildings, fences, improvements on the property.
- The time of the year, due of the amount of foliage present.
- Accessibility and distance to the property.
- Disputes about any property lines or corners.
- Whether the surveyor or other surveyors have made other surveys in the area.
- Whether the survey requires a map or only line and corner marking.

### **For projects where you charge by the hour, how do you determine the amount of the bill?**

We usually set a fixed price for most projects, but on the occasions when we charge by the hour (such as for any additional work requested by the client), we will disclose the rates to you prior to the start of work. We set our rates based on the number of field crew members needed on the job or whether a specific field or office task is performed by a licensed land surveyor or a surveying technician. We determine the amount of your bill by multiplying an hourly rate by the number of hours worked. Even at hourly rates, the cost of a land survey will likely be the least expensive part of the cost of acquiring, developing or building on your land.

### **The surveyor was only on my property for a few hours. Why does a survey cost so much?**

Only part of the actual work required to complete your survey is done on your property. Before our crew can start the fieldwork phase of the survey, we must



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adequately research, collect, and analyze the deeds and other documents affecting your property and the properties of your neighbors. After our research is completed, our crew will make an initial trip to your property where they take measurements on your property and on adjoining or nearby properties and streets. After the data from the initial trip is analyzed, a second trip may be necessary to collect more measurements or to set markers for new or missing corners. Finally, after the fieldwork is complete, we will evaluate all of the evidence we collected in the field, compare it to the documents collected through research, perform the appropriate calculations, and present the results of the survey to you by preparing a new survey map of your property.

**I only need one line surveyed. Why do you have to survey other lines of my property or the lines of other properties?**

You may already know the locations of the markers at each end of the line you want surveyed, but we will need to confirm that these corner markers are in their correct positions relative to all corners before marking the line. We will locate the corner markers of the other lines of your property and the properties of your neighbors, and once we have determined that all related corners are in the correct positions, we can then accurately locate and mark the line in question. For this reason, with residential surveys it is often advantageous and cost-effective to have a full survey of the lot even though you only want to know the location of one line.