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3. HOW DO I CHOOSE AND HIRE A LAND PROFESSIONAL LAND SURVEYOR?

How do I find a qualified professional land surveyor?

There are several ways to find a qualified professional land surveyor. You may consult the yellow pages of your local telephone directory, use a well-known internet search site to find land surveyors in your area, ask someone who has employed a surveyor before, or obtain a list of land surveyors from the state board of registration for land surveyors or the state association of professional land surveyors.

Is there any difference between a licensed, professional, or registered land surveyor?

Generally, there is no difference in these terms. They are used interchangeably to describe individuals who have gone through the state-regulated process of meeting certain educational and/or work experience requirements, and successfully passing surveying licensing exams to become qualified to practice land surveying.

How should I choose which surveyor to use?

You should select a professional land surveyor based on proven qualifications, references, and quality of work. You need to make sure that the surveyor you choose is licensed in the state in which the property is located, because only licensed surveyors can legally offer land surveying services to the public. You can confirm whether a surveyor has a valid license by contacting your state land surveyor's board online or by phone. If you choose a surveyor based on a referral, ask the referring person about that surveyor's quality of work and level of service. Another simple way to gauge the quality of a professional land surveyor's work is to ask to see maps of similar projects the surveyor has performed in the recent past. We have provided examples of our work on our website.

How do I order a survey?

You can order a survey from us by selecting "Request a quote" from our website, or you can call us to discuss your needs. Once we know some basic information about the property, we will discuss with you pricing, scheduling, and any additional information we may need. In some cases, we may want to visit the site and/or meet with you prior to commencing work. We normally provide a written or email proposal that describes the work to be performed and estimated price and time for completion.



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Should I explain why I want a survey made?

Yes, if we know the circumstances and reason why you want a survey, we can help you decide the type of survey you need, whether the lines should be marked, and how much detail should be shown on the survey map. This will allow us to provide you with the most accurate estimate of the costs.

Should I employ a professional land surveyor on the basis of price?

No, you should be most concerned with the surveyor's competence and responsibility. The old saying "you get what you pay for" is true, and it certainly applies to professional services such as land surveying. Because of the uncertainty in determining the amount of work necessary to produce a quality survey, different surveyors may give you widely varying estimates of the cost of your project. We try to limit this uncertainty for you by providing either a fixed or "not-to-exceed" price for your survey. When discussing price, keep in mind that all surveyors are held to state-mandated minimum standards of work which require that all missing property corner markers must be set.

Do you require that I sign a written contract for the survey work?

Yes, we require a written contract that clarifies the understanding between the parties and the expectations each party has with regard to the scope of the work and the cost.

What information should I provide to you prior to commencement of the work?

The more we know from you about your property, the sooner we can get to work for you. Items of information that are helpful to us include:

- The purpose or reason for the survey.
- Copies of any written documents you have access to, including your deed (or its recording information), any prior survey plats or maps you have, wills, your mortgage or deed of trust, and title insurance policies.
- Knowledge or information about the location of corners and property lines.
- Brief history of your property and past conveyances.
- The names, and if known, addresses of adjacent land owners.
- Information about disagreements over location of corners and lines.
- Any maps and aerial photographs of the land.
- If someone other than you will be paying for the survey, we will need the name, address, and telephone number of the person or company who will be paying.