



P. O. Box 5412 | 100 McCamey Road | Knoxville, Tennessee 37918
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Email: info@landtechco.com | Web: www.landtechco.com

5. WHAT RESULTS CAN EXPECT FROM THE SURVEY?

Will you tell me what I own?

Land surveyors do not determine ownership, which is a complex legal question that can be answered only by judicial determination in cases of dispute. A survey map is the surveyor's professional expert opinion of the location of record boundaries, and this opinion usually weighs heavily in judicial proceedings. We use the legal documents provided to us or discovered through our research to locate the property corners on the ground, and we mark the corners with physical monuments if they are missing or disturbed. The survey map we can provide gives you a record of the boundaries and corners we located or set in the course of our survey. If we find any areas that are in conflict, our survey map will show them so that a title company or attorney can help you resolve any problems.

Will the survey show if there are any encroachments on my property?

An encroachment is a legal term for any improvements (sheds, fences, pavement, etc.) on an adjoining property which cross the property line onto your property. We will show any encroachments that are readily visible to us in the course of our survey work and any that we find in areas of particular concern that you have indicated to us before we start work. As a normal procedure we follow for every survey, we show any visible utilities, driveways or roads that cross the property lines.

How will I know what has been surveyed? What will I receive?

The final product of the survey will vary with each project, depending upon the type of survey and reason for having it done. In most circumstances, you will be furnished with a certified map to document your survey. The survey map will show and describe all of the property lines and corners of your property. If requested by you, your attorney or your lender, we will prepare a written legal description of the property based on our survey which contain customary metes and bounds information. On the ground, the existing property corners found will normally be marked with existing steel rods, pipes, concrete posts or other such monuments, and we will flag these so you can find them. All new, missing or disturbed corner markers will be marked with a steel rod topped with a plastic cap bearing the name of our company. If you want to meet on the site once the survey is done to have us show you the property corners, please let us know at the time you order the survey and we will make arrangements to do so.



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Will you mark my property lines?

We always make sure a marker is found or set at each of your property corners and that they are flagged so that you can find them. However, flagging or setting stakes on the property lines is an extra service, so if you need the actual lines marked (rather than just the corners), please let us know at the time you order the survey and we will include that service in our pricing.

Why does my survey show conflicting boundary or easement lines?

Unfortunately, gaps and overlaps in the boundary and easement lines between adjoining properties sometimes occur. These conflicting lines are usually the result of old deed descriptions that were originally written and recorded without having an actual survey performed by a professional land surveyor. This is another good reason for having a survey done before you purchase real estate and using the survey as the basis for the new deed description. If you already own property with conflicting boundaries, you will need the advice of an attorney about how to resolve the issue. In any event, the first step in resolving any boundary questions or conflicts is to have your property surveyed by a professional land surveyor.

Why does your survey map show acreages and distances that are different from my deed?

Many factors can contribute to differences in acreage and distances between your deed and our survey. One reason is that the equipment and methods used by surveyors in the past were not as precise as the equipment we use today. If the boundary description in your deed is old, it is likely that it was prepared from a survey measured to the nearest degree of angle using a transit or compass, with distances measured up and down the hills with a chain or steel tape. Today we measure to the nearest second of angle and to the nearest hundredth of a foot of distance using electronic total stations and precise GPS equipment. We also reduce all distance measurements to the horizontal plane rather than measuring the longer slope distances along the surface of the ground, thereby providing consistency between all surveys, regardless of how steep or hilly the property might be. In addition, many old deed descriptions, especially those of rural and mountain property, contain distances and acreage that were estimated rather than actually measured and calculated, and the estimated numbers were often overstated. However, even though past surveys and deed descriptions may not match up exactly with the information provided on our survey maps, it does not necessarily mean your property lines have moved or the size of your land has changed. In most cases, the differences simply mean that our measurements and acreage calculations are more precise than those of older sources.



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Why is my fence not on my property line?

In urban and suburban areas, people often build fences without first having the property surveyed, and so the fence does not conform to the property lines. Even if the boundary lines were known at the time the fence was built, the property owner may have decided to set the fence back from the property line, or did not care whether the fence was positioned relative to the property lines. These factors can affect fences along property lines in rural areas too. Property in rural areas may have long, straight-line boundaries that run across ridges and valleys, which makes it difficult or impossible to see directly between the corner at each end of the line. These circumstances will sometimes cause a fence running with what appears to be a straight property line to actually have bends in it. Our survey maps accurately plot fence lines relative to the boundary lines, which will tell you how closely your fences follow your property lines.