Why get a land survey? Do I really need it?

- A location drawing indicates the location of physical improvements in relation to the property lines.
- A house location drawing is the only reliable way of obtaining and confirming basic information about a property.
- It shows the relationship of the property to adjoining properties.
- It establishes discrepancies between actual occupation or use and the description of record.
- Occasionally there are errors in a legal description when property is transferred. A location drawing or boundary survey will often find these errors before your deed is recorded.
- Many home buyers get a copy of an old plat or existing survey and figure it's perfectly fine, but it may not be. Have things changed on the property? Have local laws changed that might affect your property rights? The perceived boundaries of a property, such as tree lines or that beautiful new fence in the back yard often differ from the actual recorded boundaries. Obtaining a survey prior to closing brings such discrepancies to light before it is too late.

If your lender or title company doesn't require a survey, it is up to you. As this is likely one of the biggest purchases of your life, isn't it worth the extra money to know what you are buying?

Location Drawing

A field technician is sent to the property to locate all improvements and to locate control points on or near the property. The final drawing shows the property lines and all visible improvements affecting the property. If noted in the deed or on the plat, a location drawing will show any easements, building restrictions lines, or any right-of-way that affect the property. In most cases, a location drawing is accurate up to +/- 1 feet. A location drawing is not suitable for obtaining permits.

A location drawing should not be used to place or remove any improvements due to the potential margin of error. If the location drawing shows anything that is a concern, a boundary survey may be recommended.

Boundary Survey

A field technician locates all improvements and finds enough control to determine the exact location of the property corners. A drawing is provided and the crew returns to mark all property corners with iron rebar in the ground as well as visible markers such as a wood stake or temporary flagging. Extra points on line can be flagged for an additional fee.

A boundary survey can be used for the addition of improvements, and a boundary survey is suitable for obtaining permits..

Service Requested: ☐ Boundary Survey ☐ Location Drawing

PROPERTY ADDRESS

CITY, STATE, COUNTY, ZIP CODE

I (we) the undersigned buyer(s), have read and understand the above description of the surveying service, and agree to have the service performed by Exacta Maryland Surveyors, Inc. Any price difference between the above quoted amounts will be communicated for your approval before services are performed.

Authorized:

BUYER(S) SIGNATURE

OR

I (we) the undersigned buyer(s), have read and understand the above description but decline obtaining a land survey for this property, ***or*** would like the services performed by a different provider. If chosing a new provider, please provide the name and contact information below.

Authorized:

BUYER(S) SIGNATURE

Please note: Exacta Maryland Surveyors is our preferred provider for surveying services. You are not required to use Exacta Maryland Surveyors and you may chose another land surveying company to perform this service.

Patty Aiken
pattyaiken@exactaland.com | 301-904-0153
Need a quote? Send property address to orders@exactaland.com

EXACTA
KNOW YOUR BOUNDARIES