

## **IT IS IN YOUR INTEREST TO CONTACT A SURVEYOR**

*Presented as a Public Service to Property Owners by the Massachusetts Association of Land Surveyors and Civil Engineers (MALSCE)*

### Who is a Professional Land Surveyor?

A **Professional Land Surveyor** is uniquely qualified by education and experience. He or she has become registered by passing a series of Massachusetts Land Surveyors examinations. Only a Professional Land Surveyor duly registered by the Commonwealth of Massachusetts (see 250 CMR) is legally permitted to perform land surveys in the Commonwealth of Massachusetts. Registered Land Surveyors are required to maintain the necessary theoretical, practical and ethical standards set by legislation, registrants shall hold paramount the safety, health and welfare of the public in the performance of their professional duties.

### When do I need a Survey?

- When purchasing or selling land.
- Before land is subdivided by deed or subdivision.
- Before building a house, fence, septic system or other improvements close to the property line.
- When required by local authorities prior to the issuance of a building or other permit.
- For drainage planning, topographical and subsurface utility studies.
- When purchasing Title Insurance.
- When the Property line location is in question and/or an encroachment is suspected.

### What can a Professional Land Surveyor do for me?

- Review your deed along with other evidence and render a professional opinion as to the locations and conflicts of the boundaries of your land.
- Set or identify monuments at your property corners or at specific locations on your property line.
- Locate buildings, fences and other improvements in relationship to property and easement lines.
- Prepare a plan of your property indicating boundary measurements, monuments found and/or placed, existing fixed improvements along with dimensional relationships of buildings, fences, land areas and newly created property lines. This Plan can be

prepared in accordance with Registry of Deeds Standards for eventual recording.  
Appear in Court as an expert witness.

- Prepare existing conditions mapping suitable for use by your architect or engineer as a basis for design of improvements.
- Prepare Flood Certificates relating to the property or structures located on the property.

## Protect your Investment

To protect your investment, retain a Professional Land Surveyor prior to planning your development and investing funds. The Professional Land Surveyor can locate the boundaries of a property upon which improvements are planned or being constructed, and can layout any proposed improvements. These professional services assure that your improvements are positioned correctly possibly preventing costly complications.

## What should I receive from a Professional Land Surveyor?

A Land Surveyor can provide you with some or all of the following products, depending on the needs of your project and the type of survey:

- A drawing of the property, surveyed, certified by the surveyor responsible for the work, showing what was surveyed.
- For boundary surveys, the drawing should indicate the property corners found or set, location of improvements, occupation lines, easements and encroachments across boundaries.
- If this drawing is to be recorded, it should be prepared according to Registry of Deeds Standards.

## What will a Land Survey cost?

A land surveyor's fee depends on many factors including:

- Type of survey, size, shape and accessibility of the property, terrain, vegetation and time of year.
- Availability and credibility of existing records and monuments in the vicinity of the subject property.
- Applicable Standards: Will this survey need to be performed according to Massachusetts Land Court Standards? Does the Town or local approving authority have any additional requirements required for this survey?

- Conflicting deed calls, hostile or uncooperative neighbors. The land surveyor can usually provide an estimate for the cost, based on general experience and the specific job requirements. The final cost may vary because of specific issues related to your project.

### Types of Surveys Available

A Professional Land Surveyor can provide several different types of land surveys for you:

- Boundary Survey: This survey establishes or reestablishes property boundary lines and corners upon the ground to locate improvements in relationship to the property line.
- ALTA/ACSM Land Title Survey: This survey is done on commercial property for the purpose of supplying the title company and lender with survey and location data necessary for issuing title or extended coverage title insurance.
- Topographic Survey: This survey locates natural or man-made features, such as buildings, fences, trees, streams and elevations of the land. Government agencies, engineers or architects may require this survey.

### Other Types of Surveys May Include:

- Condominium Surveys
- Subdivision Surveys
- Construction and Site Plans
- Record or As-built Surveys
- Land Court Surveys
- Settlement and Deformation Surveys
- Court Exhibit Surveys
- Aerial Photo and other Control Surveys
- GIS Data Accumulation