

BOYATT LAND SURVEYING

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BOYATTLANDSURVEYING.COM

P.O. Box 4584
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FREQUENTLY ASKED QUESTIONS

How much do you charge for your survey?

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, building, fences and improvements on the property.
- The time of year, due to 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.

The surveyor was only on my property for a few hours. Why does the 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 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

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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.

When is getting a survey required, or a good idea?

It is a good idea to have your property surveyed if you have a question or concern about the location of your property boundaries. Certain specific situations call for having a survey done, including:

- When you are purchasing land, to protect your investment.
- When selling land, to make your property more marketable and to ensure that you are selling only what you intend.
- When land is not clearly and accurately described in a deed or plat.
- At the time you prepare a will to leave land to your heirs, or when you inherit land from someone who has passed away.
- When a mortgage lender requires a survey.
- Before constructing fences, driveways, buildings, or other structures.
- When a parcel is to be divided and conveyed from a larger tract.
- Before cutting timber or doing excavation work near a boundary line.
- When purchasing title insurance.
- When a property line or corner location is unknown or in dispute.
- When purchasing flood insurance or planning to build in a flood zone.
- When you believe someone is encroaching on your land.

I think my land has been surveyed before, because the tax assessor (or local GIS system) has a map of it. Is it true?

No, property tax and GIS maps only show approximate locations of property boundaries. These types of maps are not tied very closely (if at all) to actual property corner markers located on the ground. GIS maps are generally used for informational purposes only and are not accurate enough to be relied upon for situations when property lines are involved.

Can my neighbor take part of my land by using it?

Although it does not happen frequently, losing property to a neighbor is a common concern among landowners. Under legal doctrine of adverse possession, it is possible to lose part of your land because someone else has been occupying or using it. However, before loss of property through adverse possession can occur, certain legal conditions must be met, and court must grant title to the land to the adverse possessor. If you think a neighbor is occupying or using part of your land, the first step to protecting your property is to get an accurate survey. The survey will identify any issues of possession and allow you and your attorney, with our help, to seek a resolution of the problem.

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Why is there a difference between the deed area and area shown on the plat?

Area is calculated from the distance and directions. (In most cases, the area cited in the deed was estimated rather than calculated.) Therefore, differences between retracement measurements and record measurements will result in a difference between the area stated in the deed and the area shown on the plat.

I want to sell a portion of my parcel. Is a survey required for the sale?

Yes. Subdividing land, even if it only dividing one parcel into two, requires a plat that meets local planning regulations and is approved by the appropriate government agencies. If you want to subdivide your land, we will provide you with a boundary survey of your existing parcel, help you decide the best boundaries for the new lot or lots, make sure that your prospective subdivision is in full compliance with all applicable regulations, and guide you through the approval process.

How long will it take to finish my survey?

The time to complete your survey will depend on many factors, such as

- Our current workload.
- The size, terrain, and vegetation cover of the property.
- The type and complexity of the survey.
- Whether there are any disputes with the adjoining landowners.
- How recently the property was last surveyed.
- Whether we have reasons for making multiple trips to the site.

In most cases, at the outset of work we will provide you with an estimate of the time it will take to complete your survey.