

Definitions Of Types Of Surveys

ARIZONA BOUNDARY SURVEY—any one of more of the following:

- (a) The marking of boundaries, the setting of monuments, or the restoration or rehabilitation of any monument marking a corner or line that controls real property.
- (b) The determination of the location, on the ground, of any appurtenance which may potentially affect the rights and/or the enjoyment of real property.
- (c) The determination of the position of any monument, reference point, or any other mark, when such monument or mark controls the location of boundaries or rights of ownership in real property.
- (d) The presentation of any type of survey drawings, maps or plats, and/or reports-of-survey or any other documents as related to land boundary surveying, for the purpose of identifying the location of real property.

TOPOGRAPHIC SURVEY: A map of a survey showing all topographic features such as buildings, fences, etc., and usually elevations or contour lines.

A.L.T.A. SURVEY: A survey for the purpose of supplying a title company or lender with data necessary for the issuing of extended title and/or mortgage insurance. This data pertains to physical improvements, encumbrances and any encroachments observed during this survey. A detailed map is required based on the negotiated scope of services as described in the “Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys”.

Surveyor—Client Relations

As a member of a professional team consisting of Realtors, Attorneys, Title Companies, Surveyors, Architects, and Engineers, the Land Surveyor renders a highly technical and complex service.

In cases of controversy, a land surveyor may appear in Court as your expert witness if necessary. No one other than a land surveyor can assume responsibility for the correctness and accuracy of his or her work.

Registered Land Surveyors are the only professionals that show you your boundaries.

A Registered Land Surveyor is duly licensed by law to practice land surveying and holds above all other things the correctness and accuracy of his or her work.

Recording Of A Survey

A land surveyor shall file a record of land survey not later than ninety days after its completion, with the County Recorder of the County where the land is located, whenever any of the following conditions are encountered:

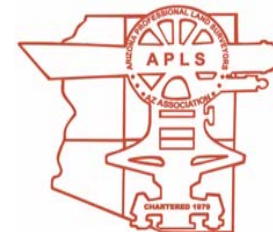
- A. Any land boundary survey monument found, and incorporated into the new survey, where that monument is not referred to in or by any previously recorded public record instrument.
- B. Any existing land boundary monument, or found monument, referenced in a previously recorded public document, when the public document fails to adequately identify said monuments.
- C. Any land boundary monuments are set in conjunction with the new survey.
- D. Any new land division as defined under state statutes.
- E. Any difference as measured between the land boundary or property corner monuments, where the new measured distance, as compared to a previously determined (“record”) distance, where such difference exceeds +/- 0.25 feet, plus 100 parts per million (PPM), of the overall distance between the points.

“How To Consult A Land Surveyor”



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When Should I Select a Land Surveyor?

A PERSON generally has few occasions to consult a Land Surveyor. Since such consultation is so infrequent, the average person is not aware of the logical steps to be followed when selecting a Surveyor. To help make such selections, we have listed the answers to a few common questions.

A land survey should be made prior to any division or transfer of real property and prior to the design and/or installation of improvements and in cases of property line disputes.

Remember, the services of a Surveyor NOW will cost less in time, worry and money than the cost of moving a building or defending a lawsuit later!

How Do I Select A Land Surveyor?

Q: Who is qualified to survey my land?

A: Only registered land surveyors are permitted, by state statutes, to perform land surveys.

Q: Is it likely that the Surveyor I select will handle my survey competently?

A: Yes, Surveyors, as other technical professionals, are licensed by the Arizona State Board of Technical Registration and are reviewed for adequate education and/or experience in land surveying.

Q: How can I decide which surveyor to choose?

A: Here are some questions you can ask.

1. Are they a member of a professional association?
2. Are they in good standing with the State Board of Technical Registration?
3. Will they give you client references?
4. Have they attended any recent seminars or continuing education classes?

What Will A Land Surveyor Do For me?

A PROFESSIONAL LAND SURVEYOR will advise you of any legal requirements necessary to perform the survey, which may not be obvious to the layman.

Q: Will the land surveyor show me if there are any discrepancies with my property line?

A: Yes, if there are any discrepancies, they will be shown on the recorded survey plat.

Q: Will the land surveyor show me what he or she has surveyed on the ground?

A: Corners of the property will generally be marked with a visible steel marker bearing the Land Surveyor's state registration number.

Q: Should I explain why I want to have a survey made?

A: Yes, definitely, if the Surveyor knows why you want a survey he or she can recommend the kind of survey you need and how much detail should be shown on the map.

Q: Will the Surveyor draw a deed to cover the land surveyed?

A: No. Your Land Surveyor is best qualified to provide you with a properly written legal description of the surveyed property for deed purposes.

Q: Will a land surveyor tell me what I own?

A: He or she will interpret your ownership documents and compare them with field evidence.

How Much Will A Land Surveyor Cost?

Q: Should I select a Surveyor on the basis of price?

A: In general, you should choose your Surveyor using more care than the "low-bid" approach.

More land boundary disputes arise from these three causes than anything else.

Failure to research the records sufficiently to discover all of the recorded facts.

Failure to search long enough and thoroughly enough to discover the correct original position of monuments called for.

Double meanings of words.

To perform his or her duties correctly, the Surveyor needs time to address these problems.

The charge is dependent upon the kind of survey required and difficulties encountered, which normally cannot be anticipated in advance.

What Must I Provide The Surveyor?

Q: What must I furnish the land surveyor?

A: After explaining why the survey is being made, supply the land surveyor with a correct legal description of the property you want surveyed. This legal description may be a copy of your Title Insurance Policy and a copy of the deed.