

## Important Notes and FAQ's

First of all, Thank You for choosing J. Edwards Associates, LLC, CT Lands Surveyor, for all of your surveying needs.

We feel it is of the utmost importance to provide our clients with a contract as this gives us the opportunity to better explain to you the methods and procedures required to perform a property survey. It also protects you from receiving a service that may not be what you thought you were getting. As you know we asked you several questions about your property and based on your answers we may have advised you to have us perform a service you did not know you needed. Much of our contract is informative explanations of our services. We included our in

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The purchase of Real Estate is most likely the largest monetary investment most people will ever make in their lifetime. Surveyors are here to help you know where your property is located.

Most people will purchase property without having it surveyed. Since you are reading this you have made the decision or are thinking about having a boundary survey performed on;

your property or property you are about to purchase.

The importance of a survey is not realized many times until your neighbor tells you part of what you thought you purchased just might be theirs and not yours. Or the land you purchased actually contains more land than you thought.

You may be asking yourself this question;

Do I want to invest \$XXX,XXX.XX (enter your purchase price) in this property and trust the Real Estate agent to show me where it is? Real Estate agents are a great asset when finding your dream home and we work with many of them surveying property they are selling for their clients. If in the rare instance you might find a Real Estate agent that atte

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The vast majority of Real Estate agents will be the first to tell you they can only show you what was showed to them and that they are not surveyors. J  
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s and want to know about the properties location.

We have witnessed many horror stories over the years and when found we will work with you a  
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d your neighbor to solve any discrepancies.  
We are not trying to scare anybody into getting a survey and most properties do not have any

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is to have it surveyed. Think of a survey as a way to help 'secure' your invest

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The following are some common questions asked by people about surveys.

### **How long will it take to finish my survey?**

From the start date to finish date can vary greatly. We try to have each job finished within a week to two weeks from

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any factors such as acreage. If you order a lot survey it is possible to have it finished

with a week or less of the start date. A survey of 10-50

Acres it is possible to have your finished product within a few weeks of the start date. But as the acreage gets larger the longer it

will take to have your survey completed.

Also if your property

has any other properties that abut it, this will add to the time

it takes to complete your survey

because here at L. Edwards Associates we research every property

that touches your

property at a minimum.

We also

may need

to research other nearby properties depending on the evidence we find both in the courthouse and the field.

We WILL NOT compromise quality of service for speed of service.

**I am having a boundary dispute. I am afraid if I tell you about it my survey will cost more. Why should I tell you about disputes**

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ant is my lines surveyed and not my neighbors?**

Just because you are having a dispute with your neighbor that does not mean your survey will cost

more. It is best to be open about any problem

you are having with your neighbor.

Your boundary line is also your neighbor's boundary line. If you don't

tell us about your dispute, what usually happens is, we end up

making special trips to your property or additional trips to the courthouse.

When we are not informed of disputes up

front it will cost you

more. Once we discover it on our own. If you don't

tell us about your dispute your neighbor

most likely will and when they tell us they are usually very upset. It is very important

we know from the start.

**My deed says I have 80 Acres. After you surveyed my property it said I only have 76.34 Acres. Where did the rest of my property go?**

Most surveys will not have the identical acres as is shown on your deed especially if you have purchased property that has not been surveyed for a very long time.

For example, it is

not that the old survey was done incorrectly it has

more to do with the original

original

surveyors calculations. Many of the older deed descriptions are from surveys that were performed

more than 100 years

ago (or more) ago and that's way back

before any type of calculators were available. The original surveyors had to do their calculations

by hand. For the acreage to be calculated

correctly all it takes is

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the land and when surveys are calculated a surveyor



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measured to the nearest pole (also called rod or perch=16.5 feet) or to fractional parts thereof. So in today's standards the old surveyors' numbers usually don't

match up with our numbers. But don't

think the old surveyors were any less accurate as to where your property corners should be. That would not be an accurate assumption

and you would be precisely wrong. The present day surveyors job is to retrace the past surveyors footsteps and restore the corners they set. Though their numbers weren't

calculated to our current precision their accuracy was just as good,

when performed to the standards of their time, as we currently perform to the standards of our time

e. Many of the descriptions in current deeds

may very well have been the original survey of the property. So don't

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can't

rely on the land your deed says you are supposed to have. You never know, if you buy another parcel of land once your survey is complete

your

property could

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the deed says.

**My deed said my boundary line was a North 73 degrees East for 26 poles. After you did our survey your map showed**

**the**

**same line as a**

**North 79 degrees 23 minutes East for 423.86 feet. Why are they different?**

Most of the difference in angle is because of the magnetic declination. The magnetic declination changes over time

e. Other things that affect the difference are how the previous surveyor established the boundary line. Many older surveys were performed

with a compass. Local iron deposits

are common near the line. In the past,

surveyors may pull a compass.

With today's equipment, once we establish a new

magnetic bearing, our equipment carries our reading throughout the survey

so local disturbances won't

affect our bearings. If you look on your plat we show the standard

magnetic declination reading on the North arrow. Most of the difference in distance has to do with how closely the previous surveyor

measured the distance. Older surveys were performed

with a chain or steel tape and, depending on the terrain,

they may have been measured by having to

measure

measure very short distances at a time.  
e. All of these distances were written in a field book and were added together and calculated by hand. So it is possible a distance was measured as measured or it could be the figure the previous surveyor calculated was rounded to the nearest pole. Each pole is 16.5 feet. If the older survey only recorded to the nearest pole then the actual distance on the ground line could vary by several feet either direction. In other instances a distance could have been measured as measured and there could be 10 or more feet different. This however doesn't mean the corners set by the original surveyor are in the wrong location. Another reason could be that your deed had a typo in it and through in-depth courthouse research performed by J. Edwards Associates we found the correct distance and/or angle during our research of your property. This is another common reason for so

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**Do you ever make mistakes? (I added this I know you want to ask)**

In short the answer is, YES. Even with our fancy equipment and thoroughness of our research  
we too are human. J. Edwards  
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**I think the corner you set has been moved by somebody. Can you tell if it has been moved?**

Yes we can. In the instance you think somebody has disturbed your boundary monument we will return to your property and check its location. We set 30 inch long 5/8" rebar. They are difficult to pull and replace but if a person is set on doing so

monument  
something they will usually  
figure out a way to do it. Don't

think we have to spend hours and hours at your property to determine whether or not the monument has been moved. In some cases it may be necessary but in most cases we can evaluate it quickly.

When J. Edwards & Associates, LLC CT Land Surveyor sets our monuments we insure them.

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This could take several hours to do depending on location, nearby undisturbed monuments and terrain. We charge an hourly rate for this service.

**My neighbor hired a surveyor. Does that mean he can take part of my property?**

In short, the answer is NO. If a surveyor is surveying for your neighbor that does not mean the surveyor will take y

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y be taken, and if so, they will no longer be allowed to survey. No a  
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of your livelihood. So rest assured,  
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atter who your neighbor hired to survey, you can always have another surveyor check their  
work.

### **When should I get a survey?**

In our opinion, any time you are buying or selling property.

When you place your property on the market, it would be advantageous to you to have it surve  
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sell a large tract of land this will hold up the clo  
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Not as often the acreage could be more than what the deed states. In this case it would work to the buyers' advantage to not have a survey. If you are the seller though, it means you could have potentially sold your property for more money.

If you are buying it is worth the price of a survey, in our opinion, to know what you are buying. Once you have signed the deed it is yours. So any problems with the property lines now belong to you. Ultimately it's up to you to decide whether to have a survey or not.

We at J. Edwards Associates hope the information we provided to you is helpful. No matter which surveyor y



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