Important Notes and FAQ's

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

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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
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property survey. It also pr
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receiving a service t
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ay have advised you to have us perform
a service you did not know you needed. Much of our contract is infor
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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 perfor med on;

your property or property you are about to purchase.

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The importance of a survey is not realized many times until your neighbor tells you part of what you thought you purchased just m
i ght be theirs and not yours. Or the land you purchased actually contains more land than you thought.
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You may be asking yourself this question;

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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

E state agents
are a great asset when finding your dream ho me and we work with many of them surveying property they are selling for their clients. If in the rare instance you me i ght find a Real Estate agent that atte me in the survey in the survey in the survey in the surveying property they are selling for their clients. If in the rare instance you me i ght find a Real Estate agent that atte
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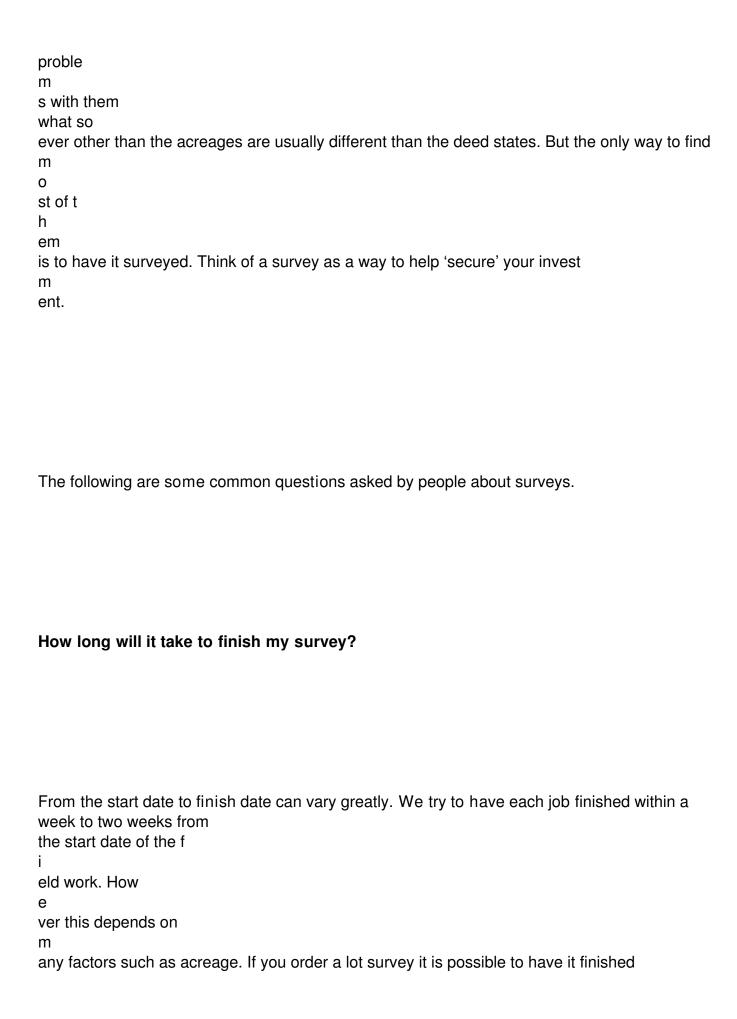
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The vast majority of Real Estate agents will be the first to tell you they can only show you what was showed to them and that they are not surveyors. J u st as you w ouldn't come to us when you are looking for a ho m e to buy or sell on the Real Estate m arke t , you shouldn't rely on them when you have found the ho m e of your drea m 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 n

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

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Acres it is possible to have your finished product within a few weeks of the start date. But as the
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will take to have
your survey co
pleted. Also if your property
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any other properties that abut it, this will add to the ti
e it takes to co
plete your survey because here at L. Edwards Associates we research every p
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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?

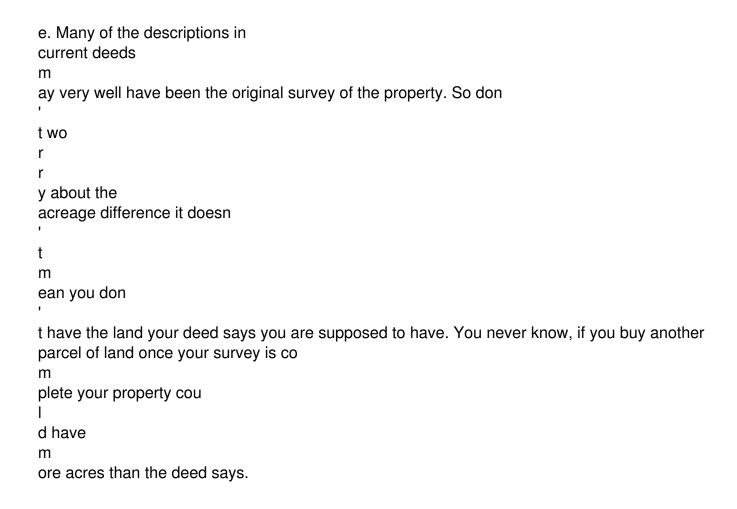
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Just because you are having a dispute with your neighbor that does not mean your survey will
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more. It is best to be open about any
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s you are having with your ne
ghbor. 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
aking special trips to your property
or additional trips to the courthou
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scover it on our own. If you don
t tell us about your dispute your neighbor
ost likely will and when they tell us they are usually very upset. It is very i
portant we know from the start.
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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 ti m e. It s not that the old survey was done incorrectly it has ore to do with t h e ori inal surveyors calculations. Many of the older deed descriptions are from surveys that were perfor ed 100 ye ar s (or m ore) ago and that's way back before any type of calculators were available. The original surveyors had to do their co putations by hand. For the acreage to be calculated rong all it takes is m sp acing one number and when surveys are calculated a surveyor

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easured 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' nu
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bers. But don
t think the old surveyors were any less accurate as to where your property corners s
ould be. That would not be an acc
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n and you would be precisely wrong. The present day surveyors job is to ret
ace the past surveyors footsteps and restore the corners they set. Though their number
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My deed said my boundary line was a North 73 degrees East for 26 poles. After you did our survey your map sho

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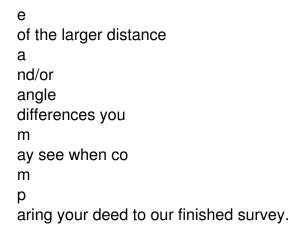
North 79 degrees 23 minutes East for 423.86 feet. Why are the different?

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

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e. Other things that affect the difference are how the previous
surveyor established the boundary line. Many older surveys were perfo
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agnetic bearing our equip
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t affect our bearings. If you look on your plat we show the standard
agnetic declination reading on the North arrow. Most of the difference in distance has to do with
how closely the previous
surveyor
easured the distance. Older surv
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easure very short distances at a ti
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distances were written
in a field book and were added together and calculated by hand. So it is possible
a distance
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ssed 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 rec
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by several feet either direction.
In
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instances a distance could have been
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s of feet different. This however doesn
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ean 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 perfor
ed by J. Edwards Associates we found the cor
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during our research of your property. This is another common reason for so
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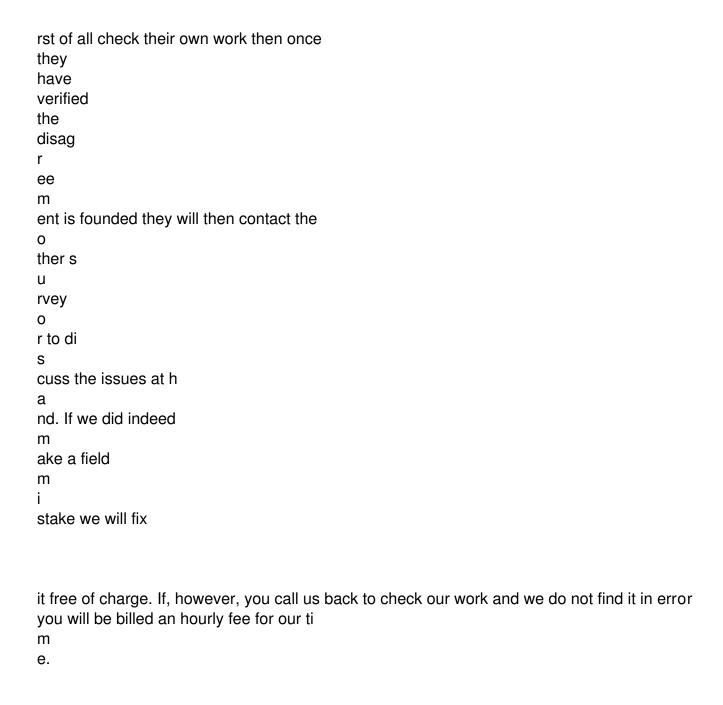


Do you ever make mistakes? (I added this I know you want to ask)

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In short the answer is, YES. Even with our fancy equipment and thoroughness of our research
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we too are hu
Associates strives to find any and all
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founded and send you new copies.
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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

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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.

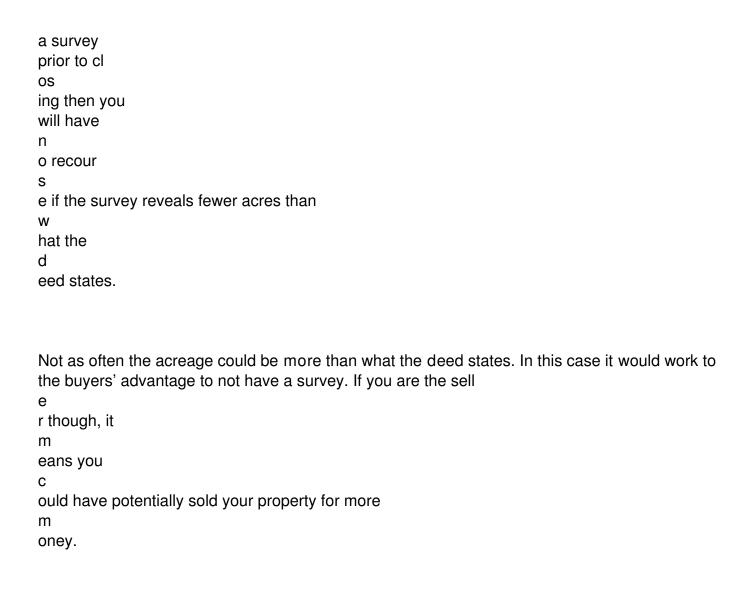
My neighbor hired a surveyor. Does that mean he can take part of my property?

In short, the answer is NO. If a surveyor is surveying for your neighbor that does not mean the surveyor will take y 0 ur prope ty. It does n 0 t m atter which party ires the survey r. Surveyors are ne u tr I and held to high ethical standards when it comes to boundary d е ter m ination. As a general rule, S urveyors can't be

'bought'. The reason is even if a Surveyor accepts money to move a property line the next surve yor will find what the first surveyor did and the first surveyor will be turned in to the W est Virginia Board of Professional Surveyors, his license m а y be taken, and if so, they will no longer be allowed to survey. No a ount of money is worth the loss of your livelihood. So rest assured, no m 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 ye d . The cost of a survey is outweighed by the proble m s that m i

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ght occur if you don't get it surveyed. Someti
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es the potential buyer will only purchase the property if it has a new survey. If you are trying to
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atter what the acreage is. If the 100 Acres is actually 80 Acres you still have to pay the sa
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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 pr

perty lines

ow belong to you. Ultimately it's up to you to decide wheth

r 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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