

WHAT YOU SHOULD KNOW ABOUT HAVING YOUR LAND SURVEYED

WHEN IS A SURVEY USUALLY NEEDED?

For mortgage loan purposes.

BEFORE title in land is transferred.

BEFORE land is subdivided.

BEFORE land is developed by construction of buildings, roads, fences, etc.

BEFORE a boundary dispute arises.

BEFORE a building or fence is to be built near a property line.

BEFORE a lot is to be conveyed from a larger tract and the lot has not been surveyed.

TYPES OF SURVEYS

Boundary and Stake Survey – A survey performed to establish or re-establish a boundary line on the ground or to obtain data for constructing a map or plat showing a boundary line.

American Land and Title Association (ALTA) Title Survey – A survey of real property, including the plat of survey, acceptable to a title insurance company for purposes of insuring title to said real property, free and clear of survey questions, except those questions disclosed by the survey and indicated on the plat.

Topographic Survey – A survey of an area which has for its major purposes and determination of the configuration of the surface of the ground (using elevation contours) and the location of natural and artificial objects.

Site Planning and Design Survey – A combination of boundary and topographic surveys with the resulting information being used for designing development features such as roads, subdivisions, utilities, buildings, etc.

Construction Survey – The survey measurements made while construction is in process to control elevation, horizontal position and dimensions, and to determine adequacy of completion.

Mortgage Inspection/Stemwall Survey – A type of survey made for the sole use of a lending institution to evaluate title problems relating to possession. The plat of survey shows the relationship of the improvements to the approximate property line. Survey markers are not usually set with this type of survey.

Elevation Survey – A survey of a property, building or residence and its relation to a flood plain. Elevation surveys are used by lending agencies and insurance companies to determine the need for flood insurance or if a site is suitable

for constructing a new structure.

Oil Well Survey – A survey of a proposed oil well location showing its relationship to property or lease lines. An oil well survey is usually required by the Corporation Commission.

Hazardous Waste Surveys – Various surveys of waste sites ranging from monitor well locations, sludge pits, oil refineries and EPA Superfund sites. Hazardous waste surveys are supplied to the Design Engineer and State or Federal offices to assist in remediation, design and construction.

YOUR SURVEYOR SHOULD, AT YOUR REQUEST:

- Cooperate by sharing information with your attorney, realtor, banker, engineer, architect or title company.
- Survey your property, and adjacent property, if necessary, to complete their work.
- Advise you if there is any defect in your land description or evidence of encroachment.
- Set monuments at your property corners and identify those corners so they can be easily found. A record of the survey should be filed in the surveyor's office for future references.
- Prepare a certificate of survey of your property indicating the measurements made, the monuments placed and any other data, if requested
- Help you lay out a subdivision into lots and streets.
- Provide expert witness testimony when requested.
- File a copy of the map or plat with the appropriate office, if required by law, or at your request.
- Locate oil and gas wells, buildings, fences, rights-of-way, encroachments and other possession evidence.
- Write legal descriptions as needed.
- Supply you with electronic and hard copies of the plat or map.

WHAT INFORMATION DOES A SURVEYOR NEED BEFORE STARTING A SURVEY?

- ALTA requirements.
- The purpose and type of survey.
- A copy of the property deed.
- Any plats you have and information about the location of corners and property lines.
- Brief history of ownership.
- The potential for litigation.
- Information about disagreements over location of corners and lines.
- Abstract and title opinion, by an attorney, if available or requested by the surveyor.
- If appropriate, property address, client name, lending institution and title company.

HOW MUCH WILL A SURVEY COST?

Surveyors usually charge by the hour, so land surveying cost is dependent upon many factors, such as the type of survey and equipment required, the availability of existing records and monuments, the type of terrain, and our surveyors' familiarity and knowledge of the area. Because of these variables, it is often difficult to determine the exact fee; however, based on general experience, the surveyor can usually furnish an approximate estimate of cost.

To reduce the possibility of a misunderstanding, the surveyor may request that you sign an agreement that includes a description of the work to be completed, approximate completion date, a lump sum price or hourly rate and a payment schedule.

CAUTIONS FOR LANDOWNERS

- Allow adequate time for the survey to be performed.
- Do not replace marker with a post. You may set a post beside the marker.
- Do not move or relocate markers.

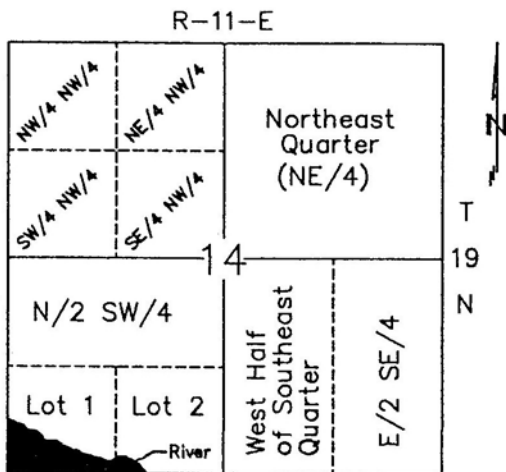
TYPES OF LEGAL DESCRIPTIONS

Lot and Block Subdivision – Typically an Urban description when property is in a subdivision such as: Lot 3, Block 2, Parkview Estates, an addition to the City of Tulsa, Tulsa County, Oklahoma. The property dimensions are recorded on a Subdivision Plat in the County Courthouse.

Metes and Bounds – A metes and bounds legal description is usually lengthy and includes distances and bearings along property lines, such as: Thence S89°22'36"E along the East Right-of-Way a distance of 236.32 feet; Thence... The property dimensions are included within the description.

Aliquot (or Section Call) – An aliquot legal description describes a portion of a Section, Township and Range, such as: NW/4 NW/4 Section 14, T-19-N, R-11-E, Tulsa County, OK (Tract contains 40 Acres). The property dimensions are to be determined by the survey.

GENERALIZED SECTION BREAKDOWN



MEASUREMENTS OF INTEREST

- 1 pole or rod = 16-1/2 feet
- 1 chain = 66 feet
- 1 acre = 43,560 sq. ft.
- 1 acre is 208.71 ft. square
- 1 square mile = 640 acres
- inches (in) X 25.400 = millimeters (m)
- feet (ft) X 0.3048 = meters (m)
- yards (yd) X 0.9144 = meters (m)
- miles (mi) X 1.6093 = kilometers (km)