

SETTING BOUNDARIES IN 2020



By Andrew W. Kearney, Business Development Coordinator;
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In today's crazy world, we are so focused on setting boundaries. As surveyors, we set boundaries every day! Most property boundary surveys are conducted for practical and proactive reasons. Whether it's to ensure a new fence, shed or outbuilding is erected on the appropriate ground, installing a pool or landscaping, building a new home on a vacant parcel of land, or simply for a Buyer's peace-of-mind before they take ownership, knowing where your property lines are located is critical.

What is a Boundary Survey?

A boundary survey is an examination of a Landowners' property to determine its actual corner locations. A Landowner is best served to have a boundary survey done by a Licensed Professional Land Surveyor.

When would I need to have a Boundary Survey?

The best time to have a boundary survey performed is at the time of purchase of a tract of land. As this is not a requirement by law in Pennsylvania, most Landowners choose to have their property surveyed when trying to settle a dispute between another Landowner or when proposing to build on or improve their property.

Why would I need to have a Boundary Survey?

Very often over time, a Landowner has lost track of the exact location of property corners. The corner markers are often disturbed, removed or hidden from view and it becomes difficult to know where one's property lines really are. Also, when desiring to build or improve one's property, it is very much advised and often required to have a boundary survey performed by a Licensed Professional Land Surveyor.

How does the Surveyor perform a Boundary Survey?

Initially, the surveyor needs to obtain a current copy of the deed of the property to be surveyed. It is also very important to gather the deeds, maps, records and/or plans available for the neighboring properties. This is done in an effort to be made aware of possible discrepancies between documents and to get a "full picture" of the subject property and its history. After examining the deeds, the surveyor and his crew visit the site to take the necessary measurements and examine the evidence found to determine the exact location of the property boundaries.

Do I need a Boundary Survey?

The answer is simply, "Yes." Considering the purchase of property is most likely the "single-most" important investment in one's life, it is highly advised that every Landowner have a boundary survey performed by a reputable and licensed firm at some point in time. When erecting a fence, placing a shed, landscape planting, building your dream home or simply for the peace-of-mind, it is certainly a wise decision to have a boundary survey performed first.

(Continued on page 22)

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(Continued from page 21)

Imagine the shock and dismay felt when after spending thousands of hard-earned dollars to improve the property, the Landowner comes to realize that they have built too close to or even over the property line onto someone else's land.

What is a topographic survey and when would I need one?

A topographic survey is not a boundary survey. A topographic survey locates the natural and man-made features on a property. A topographic survey will point out the buildings, fences, elevations, land contours, trees and bodies of water like streams or ponds. This kind of survey gathers information and data about the elevation of points on a piece of land and presents them as lines on a plan. A topographic view is helpful to building contractors, engineers and architects by providing abundant information about the piece of land without physically being there on the piece of land. The main purpose for performing a topographic survey is for construction purposes. When a topographic survey is combined with sophisticated mapping software the information can be manipulated to display how the land can be

changed and provide graphics and improvements without even moving one shovel full of soil.

As for cost, as no two properties are alike, each boundary survey is priced individually based on the size and complexity of the property; the larger and more complex – the larger the price. Is the property heavily wooded? Is it steep verses flat? Also, survey costs can be affected by whether current or somewhat current documentation exists.

Where do I find the help I need to get a Property Boundary Survey done?

You need to look no further than All County & Associates, Inc. (ACA). ACA is a professional Land Surveying, Civil Engineering and Environmental Permitting firm located in southeastern Pennsylvania. Our experienced staff works throughout Pennsylvania and has continued to do so since our inception in 1992. As a full-service company, ACA has the knowledge and experience to make your goals become a reality. Contact All County and Associates at 610.469.3830 for all of your surveying needs.

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