



**KEVIN A. HALL, L.S.**  
ADIRONDACK LAND SURVEYOR

## **CERTIFICATIONS**

If cost and time were of no importance, all survey work could be done to the highest order of precision possible. Every detail could be located and shown. Surveys could be checked in so many ways that there was no possible chance of the slightest error in any form. But cost and time are important, and so is the value of the property to be surveyed.

For some parcels in northern New York the cost for a proper survey would be more than the value of the land, and for many other parcels the cost of a high precision survey could not be justified.

The Land Surveyor is a fact finder with special education and training along with experience in, knowledge of, and often extensive records for a particular geographic area. Most Land Surveyors in private practice are continuously learning and developing better methods and checks to make their surveys as perfect as possible within socially acceptable costs. They are never-the-less human, and cannot be expected to guarantee that their work is totally error free or that every quasi-judicial judgement will be affirmed by any and all courts of law. The legal obligation of the Land Surveyor is to provide a proper professional service. This means the Land Surveyor must meet or exceed the normal standard of care, provide adequate supervision of employees, and otherwise try to make their surveys as perfect as is reasonably practical.

Legal realities only allow a practitioner to certify to a normal standard of care or minimum standards that do not begin to consider professional experience or ability. An ordinary certification merely indicates that a particular survey is no worse than most other surveys done at about the same time and in the same geographic area. Therefore, a certification has only limited value. Your real security will lie with adequate title insurance and a reputable land surveying firm.

The standard Kevin Hall Surveying certification indicates that the survey meets or exceeds the minimum standards for land surveys published in the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

If somebody has a need for a complete guarantee, they must contract specifically for this service.

## **OVERHEAD**

A surveyor in the north country today who wants to provide a proper and complete service to his clients has more overhead than most people would suspect. He must employ skilled technicians and woodsmen that can operate the many different surveying instruments and assist in all phases of field work, office computations, drafting and deed research. He must purchase and maintain a theodolite with built in electronic distance measuring equipment that cost many thousands of dollars. He must have a modern field vehicle equipped with a magnetic locator, tripods, chain saws, steel tapes, level rods, sight poles, shovels, axes, safety cones, safety vests and many more tools and supplies. He must have an office equipped with computers, calculators, copying machines, drafting tables, typewriter, filing cabinets and all other ordinary office and drafting supplies. He must collect and maintain old survey records and maps that might help with future work. He must attend conferences and seminars and have a modern survey library in order to know the latest laws and newest technology. In January and February the snow is usually too deep for productive field work and this time is spent filing maps and records, repairing equipment and increasing professional knowledge.

When the accounting has been done at the end of a year it is always less than half of what was charged to clients in hourly rates that is left for the surveyor's salary.