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ADIRONDACK LAND SURVEYOR

CHOOSING A SURVEYOR

I surely wish there was no such thing as problems with surveys and that every survey done by a New York State Licensed Land Surveyor was a good reliable survey. Then all you would have to do is call the licensed surveyors in your area for the lowest price.

Unfortunately it is quite possible to get a bad survey, one that is worse than no survey at all, and not find out for many years. Why is a bad survey worse than no survey? Because it may cause fences to be built in the wrong location or deed descriptions to be written incorrectly thereby creating survey and legal problems.

Surveyors that do cheap surveys cannot afford to spend the time on deed and map research, looking and digging for monuments and doing survey analysis that is needed to correctly determine boundaries. Since they are unsure of the boundaries and worried about the liability they tend to give the benefit of any doubt to the neighbor.

If you want a surveyor that will protect your interests, you must choose carefully. Don't be afraid to ask questions about experience or ask to see samples of recent survey maps. You might also ask what professional organizations the surveyor belongs to and what conferences or seminars he has attended recently.

Land surveying is not just a simple exercise in measuring. It is a professional service that requires quasi-judicial decisions as to the correct location of property corners and lines along with value judgments on what will best serve the client's interests. A survey might require good knowledge of real property law, forestry, astronomy, local history, construction or engineering. If you want a good survey you must be sure that the surveyor you have chosen has the knowledge, experience and equipment needed for your survey.

The highest price quote will not always mean the best survey. One surveyor may already have extensive control and information for the area in question, while another surveyor would have to spend many hours to develop this data. One surveyor might be so busy he would have to work overtime to get your job done, while another surveyor could easily fit the job into his schedule. A surveyor may be including in his price work that you do not need. These and other factors, such as having the right equipment and travel time to the job site, can effect survey costs.

Choosing the right surveyor is not easy. You will be depending on the professional judgement of the surveyor you choose, so take some time, ask some questions, and choose carefully.

We hope this brochure has helped you understand why surveys are needed, if you need one and what type of survey would satisfy your needs. With our modern equipment, extensive records and local experience, we feel able to provide the service you need in a prompt and economical manner.