



I want to know where my property boundaries are but do not know what options are available to me? What do I do?

Does this question sound familiar? Are you interested in knowing where your property boundaries are but are not certain what to do next? Read this document and learn about two of the land surveying services provided by Boundary Consulting Experts, LLC which satisfy the majority of our clients' requests.

Boundary Consulting Experts, LLC provides many different land surveying services to our clients. Two of the primary services we provide for people who are interested in installing a fence or making improvements to their property are **Stake-Out Surveys** and **Property Boundary Surveys**. This document describes the differences between a Stake-Out Survey and a Property Boundary Survey. Please call us at 860-826-2900, and we shall provide you with a free estimate.

Stake-Out Survey

The least expensive option to identify the property boundaries is to have a Stake-Out Survey completed. A Stake-Out Survey is similar to an investigation of your property boundaries. A Stake-Out Survey begins with researching your parcel and all the adjoining parcels at the town hall. Then we go to the property and find the survey markers which may be at the property corners, and determine if the distances shown on the survey records match what we find in the field. When that is completed, we show you what was found and how the field information fits the record information.

A Stake-Out Survey does not include:

1. A professional opinion concerning the location of the boundary;
2. Resetting any missing property corners;
3. A survey plan, or
4. A survey report.

A Stake-Out Survey works out well for properties where the markers are in the ground and we have corresponding records on file at the town hall. The majority of our clients who are interested in installing a fence find that a Stake-Out Survey is just what they need.



Property Boundary Survey

If it turns out a Stake-Out Survey does not satisfy your needs, then the fee paid for the Stake-Out Survey is applied as a deposit toward the fee for a Property Boundary Survey. A Property Boundary Survey includes:

1. The research completed in the Stake-Out Survey;
2. Missing property corners are reset;
3. Two hard copies of the survey are provided to you;
4. A copy of the survey suitable to be recorded at the town hall (which we encourage you to record; the filing fee is \$10.00), and
5. We shall confer with the neighbors on your behalf if you would like us to discuss the results of the Property Boundary Survey with them.

A Property Boundary Survey is defensible in a court of law. The law requires professional land surveyors to defend our work for a minimum of seven years. This is the largest contributing factor for the price difference between a Stake-Out Survey and a Property Boundary Survey...the cost of professional liability.

We encourage our clients to complete a Stake-Out Survey first to see if that will satisfy their needs. Often times, it does. If it does not and a boundary survey is required, then we will honor the Stake-Out Survey fee as a deposit for up to six months from the date the Stake-Out Survey proposal was prepared.

We would be pleased to have all our clients hire us to complete a Property Boundary Survey, but quite often, the Stake-Out Survey (the less expensive option) will satisfy their needs. That is why we encourage them to begin with a Stake-Out Survey.

We require full payment for the Stake-Out Survey prior to beginning work, and in turn, ***we provide a money-back guarantee if the work is not completed within 30 days of the receipt of the signed contract and payment.***



Professional Service

If you are shopping for prices, you will find surveyors who will complete a Property Boundary Survey for half of what we charge. The difference is the level of service we provide compared to our competition. Other surveyors will set property corners in one morning or one afternoon, and call the job complete. The client is not provided with a hard copy of the survey let alone a copy of the survey which can be filed at the town hall...no wonder they say they can do the job for less!

Boundary Consulting Experts, LLC spends approximately 25 - 30 hours completing a Property Boundary Survey, and nearly always visits the property no less than three different times – reconnaissance and field data collection, setting property corners, and delivery of the final survey plan and walking the property boundary with the client.

Insurance

Pay particular attention to professional liability insurance. Many professional land surveyors do not carry professional liability insurance, and for that reason, they will not provide a hard copy of the survey nor will they provide a copy of the survey plan which is suitable to be recorded in the town hall. If a professional land surveyor does not have any records on file at the town hall, then his exposure is greatly reduced. This also means no one knows about the survey you paid to have completed.

The State of Connecticut does not have a law which requires Property Boundary Surveys to be recorded at the town hall. However, despite this fact, Boundary Consulting Experts, LLC encourages our clients to record their surveys. Our position is if you paid to have the work completed, then we believe you should feel comfortable putting the public on notice about the location of your property boundaries. ***It is imperative that you compare similar services when you are comparing prices.***

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- 88 Maplehurst Avenue, New Britain, Connecticut 06053-2728 • 860-826-2900 • JGRacette@aol.com •
- Connecticut License #70240 • Maine License #2307 • Massachusetts License #46727 •
- www.BoundaryConsultingExperts.com •

