



WHY DO YOU NEED A SURVEY?

A survey is a map of real estate property that shows where the property is located on the earth, the boundary lines of the property, the improvements on the land, and access to the property.

FIVE GREAT REASONS TO PURCHASE A SURVEY

- 1** | **UNDISCLOSED RIGHTS AND EASEMENTS**
You may own your new home and its surrounding land, but someone else might have a right to use a portion of your property. A survey will show physical evidence of the rights of others to use your property for access, parking, utilities, and other situations.
- 2** | **UNDISCOVERED ENCROACHMENTS**
A survey may be the only way to tell if a third party holds a claim to part of your property because their improvements, such as a garage, fence, or swimming pool, are on your land.
- 3** | **HOUSE BUILT ON INCORRECT LOT**
It may seem impossible, but sometimes a house is built on the wrong lot. A survey provides peace of mind by showing the exact location of the house you are buying.
- 4** | **SIZE OF THE PROPERTY**
A survey shows the exact dimensions of the property's boundary lines and how much land is included within those lines.
- 5** | **FUTURE ADDITIONS**
Many residential plotted lots can have building restrictions, which could prohibit you from building close to the boundary lines. If you are thinking of building future additions on your property, a survey can help determine if the lot is right for both your current and future plans.

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