

Why is a survey important?



Liability Protection

It is important that a buyer ends up receiving what he thinks he is getting when purchasing property. A survey will eliminate the potential of a misrepresentation claim relating to property boundaries. No matter how much you communicate with the buyer about the uncertainty of the property boundaries on a sale done without the benefit of a survey, memories tend to become cloudy in the midst of disputes.

Confidence at Closing

A survey may uncover an encroachment that has ramifications on the purchase of a property. A survey should be done as early in the purchase process as possible so that the buyer can make an informed decision with all of the facts in view.

Accurate Legal Description

If there is a flaw or error in the legal description of the property, most often a survey is the only tool that will uncover the problem. Many times these problems are only found by observation of something that looks improper in the field. Surveys can also reveal if lands are missing from the title commitment as shown by occupation lines observed while performing the survey. Imagine closing on a property only to discover that you purchased only half of what you thought you were purchasing because the legal description was incomplete!

Clear Illustration of Easements

A complete survey will illustrate easements on a drawing, which is something that cannot be seen visually by looking at the property, or understood by reading a title insurance policy. These easements represent restrictions on the property which may inhibit future expansion or improvements on the property. A survey will clearly illustrate easement locations to a buyer for his protection. Imagine purchasing a vacant lot without the benefit of a survey, and discovering at the time you commence to build that the lot is rendered unbuildable because of an easement!

Exact Measurement

A survey will illustrate the exact acreage or square footage of a parcel. It is common for many to rely on tax assessor maps for size and acreage when listing and selling a property. The acreages shown on these maps are approximate only, and can vary greatly. Only a complete survey will guarantee the exact size of the property. Selling a parcel without a survey and basing the size on an assessor's map can present a real problem if a future survey shows the parcel to be significantly different! Roosien & Associates just recently surveyed a parcel that was purchased as 150 acres per county records. Upon completion of the survey, we found the actual acreage to be 173 acres!

Project No. f:\2008\sample survey
 Date: November 5, 2007
 For: John Smith
 3564 Day Lily Drive
 Grand Rapids, MI 49546

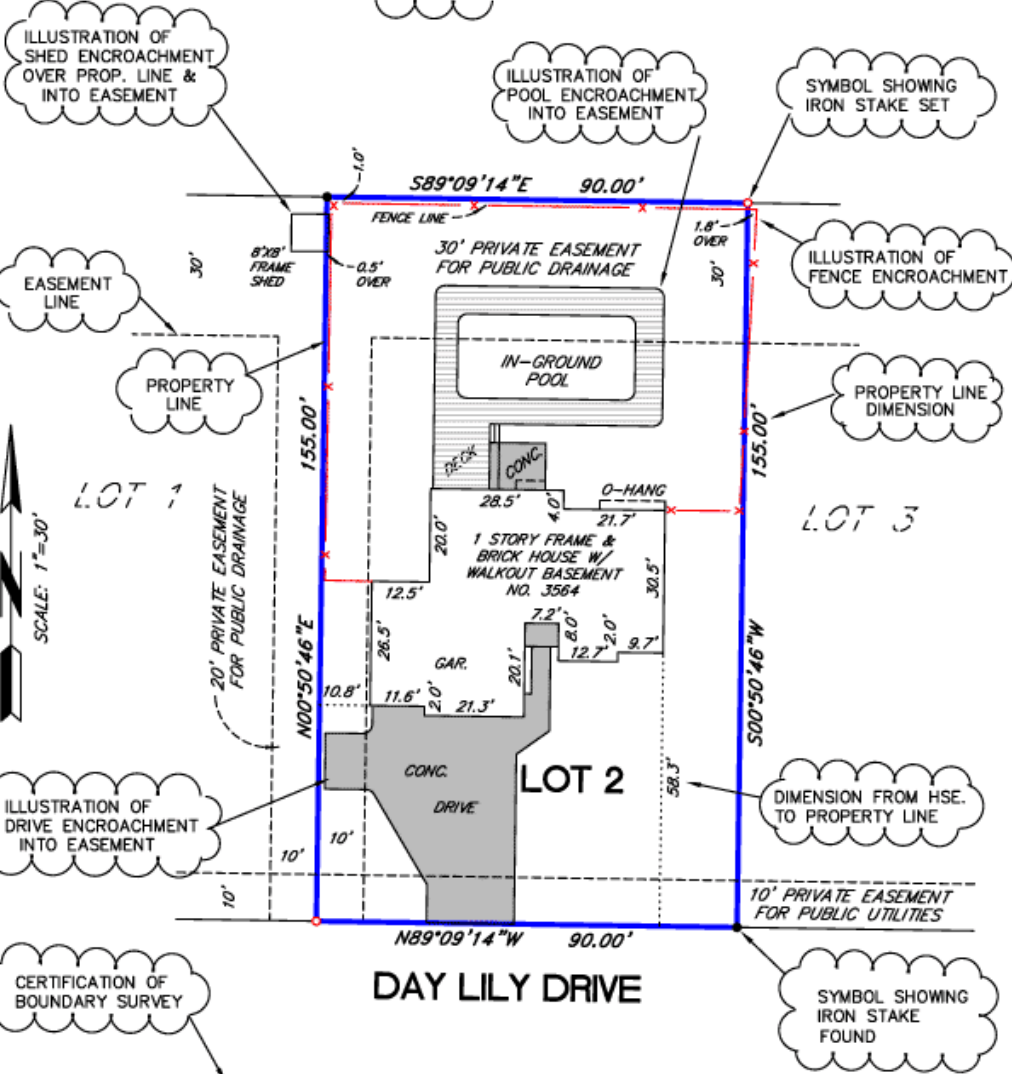
SAMPLE BOUNDARY SURVEY

LEGAL DESC. OF
PROPERTY FROM
TITLE INSURANCE

LEGAL DESCRIPTION

Lot 2, Day Lily Trail, part of the SE 1/4 of Section 29, T7N, R12W, City of Walker, Kent County, Michigan, as recorded in Instrument No. 200000060000598.

LOCATION OF
RECORDATION
FOR PLAT



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

LEGEND

- - IRON STAKE - SET
- - IRON FOUND
- ◻ - WOOD STAKE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- P - PLATTED DIMENSION
- M - MEASURED DIMENSION
- ⊕ - CENTERLINE
- X--- FENCE LINE

R
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BY *Kevin Roosien*