



## LAND SURVEYORS

and

## THEIR PROFESSION

PUBLISHED AND  
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### WHAT IS THE KENTUCKY ASSOCIATION OF PROFESSIONAL SURVEYORS?

The Kentucky Association of Professional Surveyors (KAPS) is a voluntary non-profit organization of professional land surveyors, surveyors in-training and others dedicated to serving the public interest and to promoting and advancing the profession of land surveying. KAPS provides professional

land surveyors with the opportunity to meet other professionals from all disciplines and management levels along with the opportunity to voice their opinions and ideas, and to provide a single, positive voice for the land surveying profession.

KAPS maintains and perpetuates an organization for members having common professional problems and interests. The organization provides effective forums for discussion and united action on the part of its members for the enhancement and betterment of professional recognition, status and conditions of employment. KAPS also addresses other matters which contribute to the welfare of the people of the Commonwealth of Kentucky, KAPS membership and State Government.

"Every man owes a part of his time and money to the business or industry in which he is engaged. No man has a moral right to withhold his support from an organization that is striving to improve within his sphere."  
*President, Theodore Roosevelt, 1908*

### WHAT IS A LICENSED LAND SURVEYOR?

A licensed land surveyor is a professional person who possesses the required progressive active experience in the practice of land surveying under the direct supervision of a registered and practicing land surveyor, has passed written examinations in the fundamentals of surveying and the principles and practices of land surveying acceptable to the Kentucky State Board of Registration for Professional

Engineers and Land Surveyors and has received a license from said board.

The professional services provided by the land surveyor will cost less in time, worry and expense than the cost of losing land to an adjoiner, moving a building, relocating improvements or defending a lawsuit in court because of a land boundary dispute. The land surveyor renders a highly technical and complex service. No one other than the surveyor can assume responsibility for the correctness and accuracy of the work.



### HOW TO LOCATE A REGISTERED LAND SURVEYOR

Most land surveying work is acquired through the personal recommendation of satisfied clients, lending institutions, attorneys, real estate companies and title companies who frequently handle real estate transactions. If it is difficult to obtain a recommendation, the most direct way would be to check the listings under "SURVEYORS, LAND" in the classified section of the telephone directory. According to Kentucky law, only licensed practitioners can advertise themselves as Professional Land Surveyors. Also contact the Kentucky Association of Professional Surveyors (1-800-866-3029) or the Kentucky State Board of Registration for Professional Engineers and Land Surveyors (1-800-573-2680).

### WHAT IS A LAND PROPERTY SURVEY?










A property boundary survey is the result of an accumulation of evidence researched from known recorded and non-recorded documents, witness evidence, field survey measurements and deed computation analysis of the property. The information obtained for the survey could be used in placing the property corners, determining land area, locating improvements, determining encroachments, planning for future projects, preparing a survey plat and deed description and making legal presentations.

### WHEN IS A SURVEY NEEDED?

It is a good idea to have a property survey:

- ⇒ When buying, selling, investing in or developing property.
- ⇒ If a boundary location is unknown or unclear.
- ⇒ Before improvements are made (buildings, fences, excavation, etc.)
- ⇒ To stop encroachments from adjoining owners.
- ⇒ To establish easements and rights of way.
- ⇒ When timber is cut near a property boundary line.
- ⇒ When recommended by a lending institution.
- ⇒ When dividing a large tract of land into a smaller tract or tracts.

## DO'S AND DONT'S FOR LANDOWNERS

-  **DO** contact a surveyor well before the survey is needed.
-  **DO** make sure the land surveyor is licensed and in good standing with governing authorities. Consult other authorities as to a land surveyor's qualifications and their character.
-  **DON'T** select a surveyor on cost alone.
-  **DO** expect quality work which meets the required minimum standards of practice. Accept nothing less.
-  **DO** furnish information requested and explain to the surveyor the specific scope of work desired.
-  **DO** ask the surveyor to explain and review his work.
-  **DO** inspect the boundary lines and monumentation to familiarize yourself with their position.
-  **DON'T** relocate or move boundary monuments!
-  **DO** record the survey plat and/or description even if a property transfer is not made.

## TYPES OF SURVEYS

The licensed land surveyor performs many different types of surveys involving many scopes of work. The following are a few different types of surveys.

### CONSTRUCTION SURVEY

A construction survey consists of the survey measurements made while construction is in process to control elevation, horizontal position, building dimensions and configuration.

### RETRACEMENT LAND SURVEY

A retracement land survey is made for the purpose of verifying the area, the direction and the length of the property boundary lines and for identifying the monuments and other marks of an earlier survey or deed between parcels of land. This survey retraces the lines of the original surveyor and his survey. No new boundary lines are established.

### SUBDIVISION SURVEY

A subdivision survey locates and establishes legal property boundaries by dividing a large tract into smaller area lots. This survey usually involves original adjoining boundaries, newly established lot boundaries, streets, rights-of way, easements and other data needed for successfully completing the project. Usually these surveys are governed by local agencies and must meet specific requirements.

## MORTGAGE INSPECTION

This inspection does **NOT** constitute a boundary survey and is **NOT** a recordable document. The sole purpose of the inspection is to obtain mortgage title insurance. A mortgage inspection is the minimum service required by a lender in closing a loan. This inspection is an approximate location of improvements and a cursory check for violations or encroachments which may affect the property tract. Precise boundary locations are not normally established. This inspection is subject to any inaccuracies that a subsequent property boundary survey may disclose. No property corners are set and the information should **NOT** be used or relied upon for the establishment of any fence, structure or other improvements.

"Remove Not The Ancient Landmarks Which Thy Fathers Have Set ....."

Proverbs

22:28