



# MUIR CONSULTING, Inc.

Land Surveying ♦ G. P. S. ♦ Planning

## FORECLOSURE SURVEYS

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## READ THIS FIRST

Foreclosures are at an all-time high. The real estate market is in turmoil. The bubble has burst. However, real estate sales are beginning to rise as market prices plummet. Amazing deals can be had. However, this purchase of a dream home, second home, or investment property can become a living nightmare.

With the increase in purchases of foreclosed properties, properties sold by auction, short sales, and expedited residential and commercial sales, Muir Consulting, Inc. has seen an increasingly large number of properties that contain encumbrances to clean title. With such quick sales, due diligence has been relaxed, leading to the discovery of substantial discrepancies after the fact. Once sales are finalized, these problems fall upon the new owners who often seek financial consideration and assistance from the title company, bank, and real estate agent.

### Caveat Emptor

Muir Consulting, Inc. has been involved with numerous real estate transactions regarding properties containing significant boundary problems. Our surveyors have revealed discrepancies in fence locations, structures inside of setbacks, encroachments in and out of the subject property, prescriptive easements, people squatting on portions of the subject property, property lines going through houses, and, even, houses on the wrong property! The fee for a survey is a small percentage of the overall cost of such a large purchase. It is imperative that the potential buyer be aware of the complications that can occur and that the real estate professionals recommend professional surveying services prior to sale.



### Real Estate Land Surveying Services

Muir Consulting, Inc. has a long history of providing professional surveying services to the real estate community. Here are just some of the services that we offer:

- **Existing Conditions Exhibit** – An exhibit showing the relationship of the existing building and structures, fences, and other pertinent features to the boundary lines.
- **Land Title Survey** – Based on a preliminary title report, a survey that shows boundary lines, existing buildings and structures, fences and walls, easements of record, possible prescriptive easements, encroachments, flood zone, setbacks, and other items that may encumber title.
- **ALTA / ACSM Land Title Survey** – Usually for commercial properties, a survey required by the lending institution, title company, owner, or legal counsel under the standards as set forth by the American Land Title Association and the American Congress on Surveying and Mapping.
- **Boundary Survey** – A survey for the purpose of determining property corners, lines, and/or easements and setting any missing property corners. By law, whenever a boundary survey is performed, a licensed land surveyor shall file either a Record of Survey or Corner Record with the County.