



MUIR CONSULTING, Inc.

Land Surveying ♦ G. P. S. ♦ Planning

REAL ESTATE SURVEYS

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Real Estate Surveys

For most people, a real estate purchase is the largest purchase they will make in their lives. For something so valuable and important, it is imperative that the buyer is aware of exactly what they are purchasing. It is essential that the new property owner get a survey to show the property lines and if there are any items that may cloud title. Do not let that dream home become a nightmare.



"It all looks good"

Many surveys we perform look fine from the street: nice house, wood fence, green grass. But upon later inspection from a professional land surveyor, it is often determined that the house is built into the setback, the fences are two feet off, and that great front lawn is actually part of the public street. It would have been nice to know these things before the purchase. We have seen building encroachments, intruding easements, even houses on the wrong property!

Professional Land Surveying Services

Muir Consulting, Inc. has extensive experience working with real estate professionals in all aspects of real estate acquisition and development. We perform surveys for residential and commercial properties. 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. There are number of ways we can help the residential home buyer in the purchase of their new property.



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.