



**The top 13 reasons to hire a land surveyor:**

- 1. Bad Legal Description**
  - a. Lot and block of a subdivision
  - b. Aliquot portion of the Public Land Survey System
  - c. Metes and bounds description
- 2. Knowledge of fence lines**
  - a. Find and flag vs. boundary survey
  - b. Proportional Lots
- 3. Sidwell OnX is off/Proportional lots**
- 4. Encroachments**
- 5. Easements**
- 6. Selling/Refinance of a property**
  - a. ILR Copy vs. re-certification
- 7. Flood insurance/elevation certificate**
- 8. Proof of Beneficial Use**
  - a. Office of the State Engineer
- 9. Topography Information**
  - a. Anatomy of a topographic map
- 10. Site Plan/View Shed**
  - a. Designer/Architect/Builder
- 11. Splitting Land**
  - a. Claim of Exemption
  - b. Summary Subdivision
- 12. ALTA/ACSM Survey**
  - a. Table A!
- 13. Because your bank, title company, or buyer asked you to!**