



CIVIL TALK

CIVIL ENGINEERING ♦ SURVEYING

STRUCTURAL ENGINEERING ♦ GRANT WRITING

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A NEWSLETTER FROM HENEGHAN & ASSOCIATES, P.C.

Celebrating Our 24th Year in Business

September 2010

FALL FOR SURVEYS

Fall is great for a lot of reasons; pumpkins and pumpkin pie, bon-fires with hot dog and marshmallow roasts, and this year especially because of the cooler weather! Another thing late fall is good for is having a survey done. I'm not a surveyor, but I have been told by the best at Heneghan and Associates (HA), that it is easier to survey when there are no leaves on the trees and the foliage is not in the way of the surveying instruments.

At HA we receive telephone calls from people needing surveys for different reasons; the family is subdividing the property; a new subdivision or house is being constructed; someone wants to put in a swimming pool or build a fence and they need to know where the property lines are located; or the concern about complying with the new cemetery regulations. There are different kinds of surveys and your situation will determine the kind of survey you need.

First, the **boundary survey**. This survey requires research of adjoining deeds, original government surveys, highway plans, etc. Extra field work and research may be necessary to determine property lines since deeds were prepared in an office and not surveyed.

When a **subdivision lot survey** is conducted, corners should be marked according to state standards, and the owner receives a drawing depicting what corners were set and what corners were found.

A **topographic survey** is a graphical representation of physical features of the land including natural and man-made features, such as fences, buildings, utilities, hills, valleys, lakes and roads. Topographic surveys are performed by field work or aerial photography. The topographic survey may be completed in conjunction with the boundary survey to show lines of possession.

A **plot plan and stake out survey** is performed to confirm a proposed house or structure is constructed in the proper location and not over an easement or building set back line. Stakes are set in the filed indicating the location of the proposed building.

The **ALTA/ACSM or American Land Title Association/American Congress on Surveying and Mapping Land Title Survey** is the most comprehensive survey. It covers all aspects of a boundary survey and identification of additional evidence of possession or use which

would be adverse to the interests of the purchaser. This survey is commonly performed on commercial property.

You might be asking when is a survey necessary? Scott Peabody, a professional licensed surveyor who heads HA's surveying department, suggests to survey under the following conditions:

- Prior to purchasing land to confirm what you are buying
- Prior to dividing land into smaller parcels of land
- Prior to installing or building a house, barn, fence, etc.
- When you sell a parcel of un-surveyed land
- If you think someone has encroached on your property
- To confirm the land used for tax assessments

One of the first questions we hear from a client needing a survey is, "How much will it cost?" The cost depends on different things such as: :

- The type of survey requested
- Information supplied or not supplied by the owner
- The availability of record information
- Conditions of the existing terrain and land conditions
- The surveyor's knowledge of the surrounding area
- The liability incurred by the land surveyor.

Due to the variables above, an approximate cost is provided until the survey is completed. There can be additional costs if you record the survey at the County Recorder's office which requires the survey to be signed and sealed by a professional land surveyor. Keep in mind that subdivision plats must be recorded.



Above: Josh Stumpe, PLS

HA's six licensed surveyors have a combined 162 years of surveying experience. Just remember if you're needing a survey, fall or winter is the best time of the year for surveying!



Emily Fortschneider and Brandon Egelhoff ready with surveying equipment to measure truck pulls last year at the Macoupin County Fair. HA has been helping with the truck pulls since 1995. The trucks and tractors in the contest pull a sled of weights along a track for as far as they can before losing momentum and stopping. HA volunteers then measure the distance the contestant pulled the sled. Whichever contestant pulls the sled to the finish line or the farthest is declared the winner. A pull to the finish line is called a "full pull."

Meet & Greet Scott R. Peabody



This month's meet and greet person is Mr. Scott Peabody, the head of the surveying department at Heneghan and Associates, P.C., (HA). Scott has been with HA since the firm first started in 1986. At that time there were six employees compared to the 43 employees with HA today. Scott wears different hats for HA, managing survey crews, bidding on jobs, making sure the latest and greatest surveying equipment is accessible, and volunteering his time to help measure tractor pulls at the various County Fairs. Scott graduated from Northern Illinois University with a Masters of Art degree in 1979 and from Blackburn College with a Bachelor of Arts degree in 1976. When I asked Scott if he still paints or draws, he said not as often as he would like to. Next time you have a surveying need, just call Scott at 618-498-6418.

CIVIL TALK is published by **Heneghan & Associates P.C.** Questions or comments? Contact Susan Isringhausen (618-498-6418) or Cheryl Moody (618-281-8133) or e-mail skisringhausen@heneghanassoc.com or camoody@heneghanassoc.com. If you prefer to receive the newsletter by e-mail, just let us know. If you know someone who has resigned from a position and someone new has taken that person's place, we would appreciate you letting us know so we can keep the database updated as best as possible. Thank you!

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