



# POINT TO POINT LAND SURVEYORS

Telecom + Commercial  
Land Surveying



With more than a century of combined experience, Point to Point Land Surveyors, Inc. is the land surveying firm of choice for many clients across multiple states. Combining a broad range of expertise with a commitment to quality, honest communication and customer satisfaction, we have staked our reputation on delivering reliable, accurate results in a timely manner and at an affordable price.



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# OUR SURVEY SERVICES














## TELECOM SURVEYS

-  Tower As-Built Surveys
-  Raw Land Tower Site Surveys
-  FAA 1A and 2C Certification
-  Cell Tower ALTA Surveys
-  Small Cell: Right-of-Way Survey
-  Boundary Surveys
-  Lease Area Expansions
-  Co-Location Tower Site Surveys
-  Tower Height Certifications
-  Cell Tower Title Reviews
-  Roof Top Communication Surveys





## COMMERCIAL SURVEYS


-  ALTA Land Title Surveys
-  Commercial As-Built Surveys
-  Commercial Boundary Surveys
-  Construction Staking
-  Digital Terrain Modeling
-  Easement Surveys
-  Railroad Surveys
-  Title Insurance & ALTA Land Title
-  Underground Utility Location
-  Topographic Land Surveys
-  Subdivision Platting



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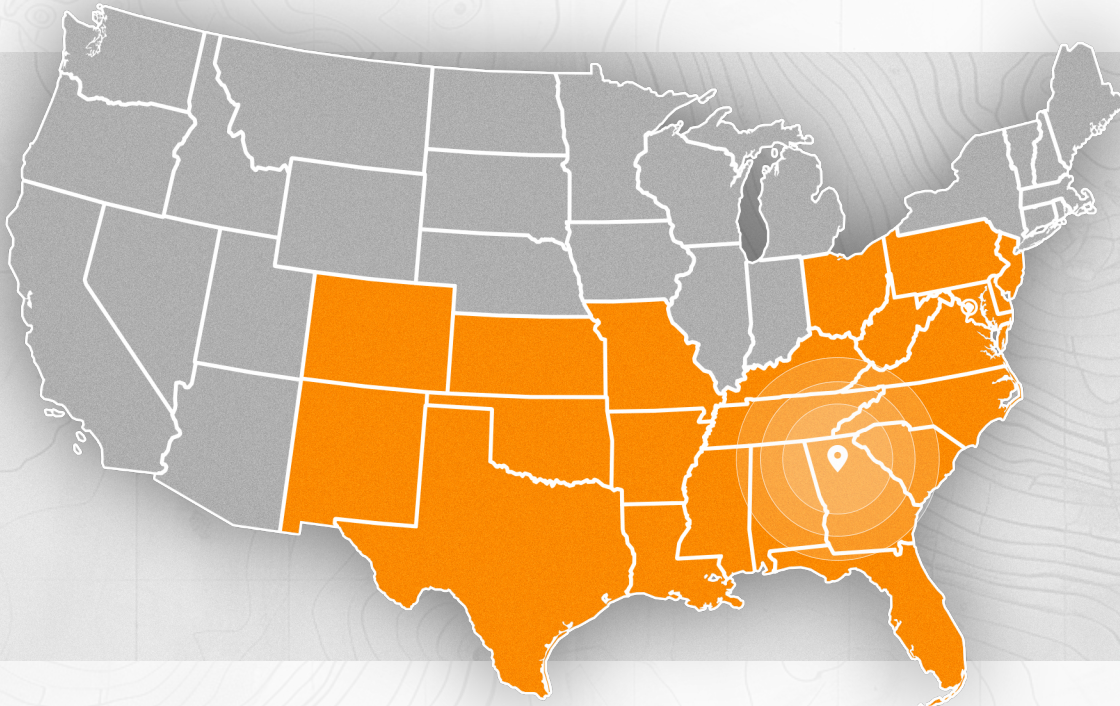
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# OUR SERVICE AREAS

Alabama • Arkansas • Colorado • Delaware • Florida • Georgia • Kansas • Kentucky  
Louisiana • Maryland • Mississippi • Missouri • New Jersey • New Mexico • North Carolina • Ohio  
Oklahoma • Pennsylvania • South Carolina • Tennessee • Texas • Virginia • West Virginia





Since our early days as a small surveying company in Atlanta, Point to Point Land Surveyors, Inc. has expanded its reach to many states across the country. Today, we are pleased to offer a full range of surveys in a broad service area that now extends to both coasts. Even with this growth, we've continued our strong commitment to excellent customer service and guaranteed accuracy.


To that end, each of our team of surveyors has a strong working knowledge of both local and state surveying standards in each area we serve, and we are able to offer personalized attention to each surveying project we undertake.




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# ABOUT OUR TEAM



Founded in 2004, Point to Point Land Surveyors, Inc. is a land surveying firm dedicated to exceeding our clients' expectations. With our headquarters near Atlanta, GA we are able to service a number of states in the southeast and mid-Atlantic regions.

Our team is comprised of highly qualified and skilled individuals who possess the skills necessary to complete your next land surveying project on time and according to budget. Our field project managers have the experience and knowledge needed to make key decisions on-site, eliminating potential costly delay to your project.


As a leading full-service land surveying firm, Point to Point Land Surveyors, Inc. provides a wide range of land survey services. With nearly two centuries of combined experience in the field, we are committed to providing our clients with professional, honest, and accurate service, on time, every time.


Point to Point Land Surveyors, Inc., currently employs over 40 highly qualified and motivated individuals consisting of, but not limited to, professional land surveyors, field and office project managers, certified survey technicians, field crew chiefs and survey instrument operators. We hold to the highest standards of accuracy and excellence in our industry, and we only work with the most skilled and qualified team members to ensure each project is done correctly the first time.


Point to Point Land Surveyors, Inc. has the talent and versatility to provide you with excellent service, accurate results and a quality product on time, every time. When you need reliable, accurate surveying services, the right choice is POINT TO POINT. To learn more about our services, call us today at (866) 706-9114.




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# CONTACT US TODAY




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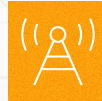
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# Tower As-Built Surveys



The construction of a cellular tower is a complex process requiring numerous surveys to ensure the construction is in compliance with local, state and even federal requirements. During the actual construction of the tower, several cell tower as-built surveys will likely be conducted to verify that the tower is being constructed according to plan and in compliance with zoning regulations.


## What Is An As-Built Survey?


An as-built survey is designed to show the status of land improvements at a given moment in time—a snapshot of the construction process, as it were. Like the name suggests, it's intended to document the progress of a structure as it's being built, to verify to the builders and local authorities that the structure is being constructed in the right place and according to specifications. As-built surveys are common with both residential and commercial building projects as a way to confirm progress and avert mistakes. In the case of cell towers, as-built surveys are of the utmost importance as these structures must comply not only with city/state zoning regulations and the terms of the land lease, but also with FAA regulations.


Given the height and technical nature of these towers, there is no room for inaccuracy in the construction process, and by the same token, cell tower as-built surveys must convey the same high standards of accuracy. Point to Point Land Surveyors, Inc. has many years of proven experience with as-built surveys for the telecommunication industry, and our experts are well versed in the governing regulations with these surveys. To learn more and obtain a quote, contact us today.




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# Raw Land Tower Surveys




When a cell phone tower is to be built upon vacant land, a raw land tower site survey will be required in combination with several other survey types. Point to Point Land Surveyors, Inc. are specialists in a full array of telecommunication surveys, including raw land tower site surveys. Our team of experts is qualified and skilled to deliver accurate, reliable surveys that meet local, state and FAA regulations for cellular tower construction.


## Why Is This Survey Needed?


While a boundary survey is primarily concerned with marking the boundaries and corners of a piece of property, a raw land tower site survey is concerned with the land itself. This is particularly important on vacant land where perhaps no utilities have yet been run. After research and physical inspection, a licensed surveyor will provide detailed information about the land on which the cell tower is to be constructed, including elevations, topographic features, and pertinent information as to proposed access to utilities and easements. For cell tower construction, this survey is typically combined with a boundary survey and an FAA 1A or 2C Certification, providing the company, builder, property owner, lenders and government agencies all the pertinent information needed for proper placement and construction of the tower.




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# FAA 1A & 2C Certification



Under the rules of the Federal Aviation Administration (FAA), cellular tower location and elevation information must be certified with a certain degree of accuracy. Point to Point Land Surveyors, Inc. has many years of proven experience in the telecommunication survey space, and our experts can provide FAA 1A and 2C certification for your cell tower construction to comply with agency regulations.

Due to the height of cellular towers (and other broadcasting towers, for that matter), it's critical that the elevation and location of these towers be reported as accurately as possible for the safety of aircraft flying overhead. The FAA has developed a set of standards to help regulate the margin of error in these surveys so that the location and height of these towers is reported accurately. To satisfy requirements, a licensed land surveyor inspects the tower and conduct measurements to verify its location and elevation. The surveyor then provides an FAA 1A or 2C Certification Letter to be submitted to the FAA.

## When Is FAA Certification Needed?

If a cellular tower extends to a total height of 200 feet or higher, the FAA requires one of the following certifications, depending on the tower's location and other factors:


1A Certification - tolerance within 20 feet vertically and 3 feet horizontally


2C Certification - tolerance within 50 feet vertically and 20 feet horizontally


For more information about obtaining FAA 1A or 2C Certification for your telecommunication tower project, call the experts at Point to Point Land Surveyors, Inc. today at (866) 706-9114.




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# Cell Tower ALTA Surveys




A cell tower ALTA survey is one of the most comprehensive land surveys available, providing accurate and detailed information regarding existing or proposed cell tower construction and placement. Point to Point Land Surveyors, Inc. offers many years of proven experience in providing these extensive surveys, delivering results that are highly accurate and reliable.


An ALTA land survey is performed and prepared according to the strict guidelines developed by the American Land Title Association (ALTA) and the American Congress of Surveying and Mapping (ACSM). It includes not only a thorough measurement and marking of boundaries, but also extensive details about topography, improvements, elevations and easements on the property, along with pertinent information about neighboring properties, etc. These surveys are frequently requested (and often required) with cell tower construction because the details they provide are highly useful in ensuring accuracy and avoiding legal complications. Here are just some of the details that may appear on a cell tower ALTA survey:


- Boundaries and legal description of the property, including boundaries of the leased land where the tower is or will be built
- Location and elevation of all structural improvements on the land (i.e., buildings, fences, walkways/roads, utilities and the tower itself.)
- Location of water features and/or water boundaries
- Zoning setbacks and public road access
- Pertinent topographic information (e.g., trees, water features, drainage features)
- Information on easements
- Information on neighboring properties



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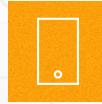


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# Small Cell: Right-of-Way




A small cell survey serves as a crucial step in the deployment or replacement of small cell infrastructure, which plays a pivotal role in enhancing wireless connectivity and addressing the increasing demand for data transmission in urban and high-traffic areas. The primary objective of such a survey is to identify the most suitable right-of-way location for the installation or replacement of a small cell pole. This involves meticulous planning and assessment of various factors to ensure optimal functionality and compliance with regulatory standards.


One of the key components of a small cell survey is the determination of the right-of-way location. The right-of-way refers to the area owned or controlled by the government or relevant authority along roadways, where infrastructure like small cell poles can be installed. By precisely identifying this location, surveyors can adhere to legal requirements and avoid encroachments on private properties.


The survey also includes a detailed analysis of the surrounding area within a radius of 50 to 100 feet from the proposed pole site. This comprehensive approach helps in understanding the immediate environment, including road configurations, pedestrian pathways, and existing utilities. Measurements such as the road right-of-way width and distances from the edge of pavement or back of curb to utilities, sidewalks, and property lines are essential for accurate placement of the small cell infrastructure.




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TELECOM SERVICES:

# Boundary Surveys



For the construction of any telecommunication/cell phone tower, a boundary survey is necessary to ensure the tower stays within the bounds of the land lease. Point to Point Land Surveyors, Inc. has conducted many such boundary surveys for the telecommunications industry, and our team has the experience, knowledge and skill to deliver accurate surveys that comply with local and state ordinances.

## What Does A Telecommunications Boundary Entail?


A basic boundary survey is typically the first of several important surveys conducted when placing and building a cellular tower. The surveyor will combine research of prior land records with the use physical and GPS technologies to measure the physical boundaries of the land to be used for the tower, along with noting access points and easements. The surveyor will then set physical markers and stakes to set clear limits as to where the tower may be placed on the land.


## The Importance Of Boundary Surveys For Cell Towers


There are many legal and logistical considerations in the construction of any cellular tower. First of all, most cell towers sit upon property that is leased from another owner, and it is important that the company remain within the terms of that lease. Secondly, there are local, state and FAA regulations involved in cell tower construction and placement. Boundary surveys serve as a critical first step in cellular tower placement to ensure that the company placing the tower not only complies with all regulatory agencies, but also complies with the boundary and easement provisions of the land lease. For these reasons, it's imperative that a telecommunication boundary survey be conducted only by an experienced and licensed surveyor to ensure the measurements and boundaries are as accurate as possible.




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# Lease Area Expansions



If your telecommunication company needs to lease additional land from a property owner for the expansion of a cellular tower, Point to Point Land Surveyors, Inc. provides accurate and affordable lease area expansion surveys to facilitate the process. Our team of experts is highly trained and knowledgeable of local, state and federal regulations with regard to cell towers and lease area expansions, and our commitment to stellar customer service means you can expect us to meet and exceed your expectations.

## When Is A Lease Area Expansion Survey Needed?


Telecommunications companies may request lease area expansions for any of a number of reasons—for example, if the existing tower needs to be expanded or replaced with a larger tower, or if another provider plans to co-locate on the tower and needs additional space on the ground to facilitate the process. The company may also request additional leased space for simple reasons of convenience, to make it easier for them to access the land and perform maintenance, etc. In any of these cases, a lease area expansion survey is required as part of the new or modified lease.


## What Is Involved With A Lease Area Expansion Survey?


In similar manner to the land surveys associated with cell tower construction, a licensed surveyor will inspect and measure the boundaries and features of the area included in the requested lease expansion, and will mark these boundaries with physical markers. The finished survey should include the dimensions and details of the expanded lease area as compared to the current leased area.




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TELECOM SERVICES:

# Co-Location Tower Survey



When more than one wireless carrier makes use of the same cell phone tower, a co-location survey must be performed by a licensed land surveyor. With many years of experience in co-location tower site surveys, Point to Point Land Surveyors, Inc. delivers reliable, accurate survey results for your co-location project, on time and within budget.


## Why Is This Type Of Survey Needed?


With the vast expansion of wireless communications over the years, more and more telecommunications companies are attempting to expand their service area for their customers. Because only so much space is available for cell phone towers, in many cases two or more carriers will make an agreement with land owners to utilize the same tower (known as “co-location”). This makes easements, accessibility and lease agreements more complex because multiple entities must have access to the land. Co-location tower site surveys are designed to account for these complex issues. In addition to standard boundary and land surveys, the surveyor will provide details as to access, elevation, structure and easements for the benefit of all interested parties while satisfying the requirements of local, state and federal agencies regarding the placement and construction of the cellular tower.


Due to the legalities and complexities involved with cellular towers and co-location, co-location tower site surveys should only be performed by an experienced licensed professional. Point to Point Land Surveyors, Inc. conducts these surveys with guaranteed accuracy, and our team of experts is dedicated to the highest standards of excellence in customer service. To learn more or obtain a quote, contact us today.




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# Tower Height Certifications



A cell tower ALTA survey is one of the most comprehensive land surveys available, providing accurate and detailed information regarding existing or proposed cell tower construction and placement. Point to Point Land Surveyors, Inc. offers many years of proven experience in providing these extensive surveys, delivering results that are highly accurate and reliable.


## What Is Involved With An Alta Survey?


An ALTA land survey is performed and prepared according to the strict guidelines developed by the American Land Title Association (ALTA) and the American Congress of Surveying and Mapping (ACSM). It includes not only a thorough measurement and marking of boundaries, but also extensive details about topography, improvements, elevations and easements on the property, along with pertinent information about neighboring properties, etc. These surveys are frequently requested (and often required) with cell tower construction because the details they provide are highly useful in ensuring accuracy and avoiding legal complications.


If you are planning on building a cell tower, if you are planning to lease your land for a cell tower, or if there are any questions or concerns about an existing tower on your property, this survey provides a high level of detail designed to protect your interests. To learn more about cell tower ALTA surveys or to obtain a quote, call Point to Point Land Surveyors, Inc. at 866.706.9114




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TELECOM SERVICES:

# Cell Tower Title Reviews



Whenever a cellular tower sits on a piece of property that changes hands, it's important to have a special title review performed in addition to the standard land surveys. Point to Point Land Surveyors, Inc. has many years of combined experience with cell tower title reviews and other telecommunications surveys, and we will deliver detailed, accurate results on time and within budget.

## Why Cell Tower Title Reviews Are Necessary

The presence of a cellular tower on a piece of property creates a number of complexities when the land is bought or sold. Not only are there easements on the property that legally allow the company to access the tower, but the land lease will likely transfer to the new owner. This information should all be accurately detailed with the title and land records on file in government offices, but if inaccuracies or issues exist, this can create legal headaches down the road. With a cell tower title review, a licensed surveyor will meticulously inspect the location of the tower and the boundaries of the lease, comparing them carefully with land records to ensure that all is in order.


## When Should A Cell Tower Title Review Be Performed


In addition to any other relevant surveys, a cell tower title review should be performed if:


- You are buying or selling a piece of property with an existing cell tower upon it
- You are a telecommunications company with a cell tower on a piece of land that is exchanging hands




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# Roof Top Telecom Survey



If your telecommunications company needs to place a cellular antenna on a rooftop, a special type of survey is needed to ensure proper positioning and safety. Point to Point Land Surveyors, Inc. offers high quality rooftop communication surveys that provide accurate, reliable information for cell tower placement in compliance with the highest safety standards, as well as local, state and federal regulations.


There are many factors to consider when placing a cellular antenna on the roof of a building. Not only are there positioning considerations with regard to line of sight and surrounding features, but there are issues of structural integrity to support the tower/antenna, as well as the safety of employees who will access the tower. Unless the telecommunications company actually owns the building, there will also be questions of ownership, easement, leasing and access to be considered.


A rooftop communication survey facilitates answering these questions by providing accurate information about the rooftop and vicinity. The surveyor will measure and mark the proposed location of the tower, along with the boundaries of the leased area, elevations, structural support and logistics of easement, egress and regress. The survey may also contain information about neighboring properties that may be helpful. The data on this survey will be useful to the company, lenders and property owners to determine the proper placement and safe access for the tower/antenna.


Because of the legal, logistical and safety issues involved with rooftop cellular towers, it's critical that rooftop communication surveys be performed with the highest possible degree of accuracy. Our team of experts has the experience and skill to deliver reliable rooftop survey results, on time and within budget.



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COMMERCIAL SERVICES:

# ALTA Land Title Surveys



Before buying a piece of commercial property, it's important to have a detailed survey conducted on the land and any improvements. At Point to Point Land Surveyors, Inc., our team of experts are highly experienced in providing quality ALTA land title surveys, combining years of experience with excellent customer service to deliver accurate results, on time and within budget.


## What Is An Alta Land Title Survey?


Also sometimes referred to as an "ALTA/ACSM survey," an ALTA land title survey is one of the most detailed land surveys available, performed and prepared in accordance with the specifications laid out by the American Land Title Association (ALTA) and the American Congress of Surveying and Mapping (ACSM). Specifically designed for commercial property transactions, this survey goes far beyond the basic boundary surveys that are often sufficient for residential real estate. A licensed surveyor will conduct a detailed physical survey of the land, combined with in-depth research of existing records, to provide details on the location of improvements, easement information and much more. Here are just a few of the features that may appear on an ALTA survey:


- Location and elevation of all structural improvements on the property (i.e., buildings, fences, walkways, roads, etc.)
- Location of water features and/or water boundaries
- Zoning setbacks for the property
- Public road access
- Information on property easements and their ramifications
- Information on neighboring property owners
- Information on possible encroachments
- Evidence of cemeteries that might have once existed on the land




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COMMERCIAL SERVICES:

# Commercial As-Built Surveys



During the course of a commercial construction project, the builder or local zoning authorities may request one or more as-built surveys to ensure the work is being completed according to plan. Point to Point Land Surveyors, Inc. has many years of experience performing detailed, accurate as-built surveys that comply with local and state surveying standards.

It's best to think of an as-built survey as its name suggests: surveying a project "as it is built." Commonly performed on commercial and residential properties, an as-built survey shows the status of improvements to a piece of land as they appear at a particular point in time. Construction projects typically rely heavily on as-built surveys from the planning stage through the completion of the project. A construction project begins with a site plan or plot plan, laying out the plan for the project from beginning to end. Once construction begins, as-built surveys may be conducted several times throughout the duration, and again upon completion, to ensure the building meets the specifications of the site plan. The frequency and the number of surveys conducted depends on the scope of the construction project. Because these surveys are depicting the status of a structure rather than measuring property lines, as-built surveys are often presented as three-dimensional renderings rather than as flat maps.

One of the primary purposes of an as-built survey is to verify to local and state boards that the authorized construction work is being (or has been) completed according to the same specifications set during the planning stage. The as-built survey also shows the building inspector that a project under construction is in compliance with zoning regulations. They also help measure what has been completed to date so contractors can stay on their completion timeline. As-built surveys can even be used for accounting purposes to show what parts of a project have been completed so the workers or subcontractors can be paid.



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COMMERCIAL SERVICES:

# Commercial Boundary Surveys




When considering a piece of commercial property for purchase and/or development, you'll need to have a commercial boundary survey performed on the land. Point to Point Land Surveyors, Inc. has many years of experience in providing excellent service and guaranteed accuracy with commercial boundary surveys.


The most basic and most common type of survey, a boundary survey is used for measuring, marking and verifying the boundary lines of a given piece of property. More than just measuring physical boundaries, this process involves intensive research of prior records (including title certificates, deeds and earlier surveys), as well as the use of physical and GPS technologies, to ensure that the stated boundary lines match the true boundaries of the property. Once the research is complete, the surveyor will perform physical measurements on the property itself, setting markers and stakes as necessary to ensure the boundary lines are clear. After the survey is complete, the surveyor will usually walk the property with you to identify the boundaries and point out any discrepancies or points of encroachment.


While most land has already been surveyed at one time or another, the boundary lines can become confused over time, owing to anything from physical changes in topography to subdivisions of the land, and even neighbors who encroach on the borders. If not identified and corrected before the purchase is made, these inaccuracies can negatively affect your right to the title if it is ever challenged. This is why it's important to have a new boundary survey performed as opposed to relying on previous surveys, especially where commercial property is concerned, which is why most lenders and title companies will require a survey before the sale closes.




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# Construction Staking



Before construction begins on any project, accurate construction staking is essential to prevent costly errors during the building process. Point to Point Land Surveyors, Inc. is highly experienced in providing reliable construction staking services to ensure that your building project proceeds according to plan.


Sometimes also called a “site layout survey,” construction staking is essentially the act of creating a visual layout of the construction plans upon the property where the structures will be built. Referring to the construction plans, the surveyor will place stakes throughout the build site to mark the location and dimensions of each element and structure to be built. This includes not just building layouts, but also staking the locations of roads, concrete walkways, curbs, plumbing and drainage grades across the property. This visual staking enables the builders to locate each feature exactly where it is supposed to be placed on the site, keeping them compliant with the construction plans.


When translating plans and blueprints to actual structures, accuracy is key to preventing costly mistakes. A commercial construction project involves many elements interacting together, and the misplacement of a wall or pipe by inches or even centimeters can have serious repercussions across the rest of the project, causing time delays and expensive corrections. Construction staking helps reduce the risk of error by enabling everyone involved with the physical construction to see exactly where each element must be placed.


It stands to reason that for a construction project to be completed according to specifications, construction staking must be performed with the highest possible levels of accuracy, and only by a licensed and experienced surveyor.




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# Digital Terrain Modeling




Digital terrain modeling (DTM), also known as digital elevation modeling, is the practice of creating a digital representation of ground topography and terrain. Although maps depicting topographical information have been produced for hundreds of years, it is only recently that such elevation data has been collected in such a precise digital form as to allow the creation of digital models of the topography of the land. As needed, Point to Point Land Surveying can create a DTM to suit your needs.


The digital terrain model can be used to model water flow or other movements (for example, to run simulated avalanches or landslides), or for land-use studies, transportation system planning, and geological applications. Other uses include the creation of physical raised-relief maps, flight simulator programs or other visualization and modeling applications. Digital terrain models are also incorporated into geographic information systems.


There are many ways to obtain the information shown in a digital terrain map. Often this data is obtained using remote sensing equipment rather than direct surveying methods. Radar satellites are often used for creating models of large areas of terrain. Though these satellites often only have a resolution of about ten meters, they can obtain information on an area tens of miles wide in a single pass. There are other methods, too. A pair of images acquired with different angles taken from an airplane or satellite can be used to infer the terrain. The first digital terrain models using this method were created in 1986 for a large portion of the planet using data from the SPOT 1 satellite.




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# Easement Surveys



Before purchasing a home or a parcel of land, it's important to be aware of any possible easements on the property that could affect its value and/or how you may use it. The experts at Point to Point Land Surveyors, Inc. have plenty of experience in conducting easement surveys with guaranteed accuracy and at affordable rates.


An easement essentially grants an entity the legal right to access or use a piece of land without having any ownership stake in the land. Perhaps the most common use of easements is for utility companies, whose infrastructure commonly includes pipes and wires that run underneath properties, and oil/gas companies who use pipelines to transport their products. In many cases, private individuals also request easements; for example, a property owner whose land has no direct roadway access may obtain an easement to place a driveway across a neighbor's property. In some cases, a land owner may request an express easement right when selling his/her property in order to retain the use of the land even after selling it.


It's important to know about any easements on your property because these can have an effect on the overall value of your land, as well as where and how you improve your property (e.g., you may not be able to build over land with pipes running underneath it due to an easement).


Unlike other types of land surveys which are concerned with boundaries, elevation and similar land features, easement surveys are more concerned with land rights, and with property features associated with those rights. Combining research of land records with a physical property inspection, a licensed surveyor will identify any existing easements associated with the land, along with any structures on the property that are present as a result of easements (for example, mapping out pipelines, roadways, wires and access points on the land).




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# Railroad Surveys




Railroad surveys are a necessary step in rail line development, both during the initial design and construction process and to aid in ongoing maintenance projects. With our many years of commercial surveying experience, Point to Point Land Surveyors, Inc. can perform effective and accurate surveys to assist with your railroad construction project.


The railroad survey is an essential step before any drawings can be made of potential railway routes. It is necessary to understand the geographic restrictions and the layout of the area when attempting to determine the best route. In an ideal world, the rail line would run in a perfectly straight line from start to finish, with no changes in slope and no turns; however, in the real world, there are geographic obstacles that nearly always make this impossible. A railroad survey provides critical information to help determine the most effective route for the rail line, as well as to identify any concerns with current lines under maintenance.


When performing railroad surveys, the surveyor assists the rail design engineers in the mapping of optimal rail routes, determining optimal grades, slopes, and curves in varying sections of the rail route. As the surveyor determines the optimum rail route, there are a few restrictions he/she keeps in mind. First, the rail line should climb no more than two meters in altitude for every 100 meters traveled. When it comes to curve, gentle curves (under 10 degrees) are optimal, though tighter curves may be possible or even necessary in some areas. The surveyor also takes into account the track gauge (how far apart one rail is from the other), and regulations such as maximum train length, if any exist.




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# Title Insurance & ALTA Land Title



When you are buying real estate, title insurance is an insurance policy purchased from the title company. The company researches the history of the title, ensuring that the real estate in question is legally clear to sell. The title insurance means that the title company is willing to back their research and correct any mistakes if it is later found that the land should not have changed hands in the first place.


Title insurance may be required to obtain a mortgage because it protects the lender in case of a title issue. This is lender's title insurance; you'll also want an owner's policy, which provides you protection as the buyer. Be sure that you know exactly what title insurance covers and what it does not cover. For example, title insurance does not cover liens that do not show on public records, nor does it cover easements or other disclosed title issues. Despite these exceptions, if you don't purchase title insurance, you are still assuming quite a bit more risk when purchasing a home or other piece of real estate.


How does title insurance cover you? Let's say you purchase a newly constructed home that is part of a subdivision. The title is clean and the purchase goes through smoothly. Down the line, let's say the sub-contractor never got paid for his work on your home, or the builder never paid off his mortgage. The sub-contractor or lender could conceivably place a lien on your property, and you would be responsible for these costs unless you have title insurance.


To illustrate further, let's assume you purchase a home that is being sold because the previous homeowner passed away. Years later, a long-lost child of the homeowner could knock on your door and claim to have inherited your house from the previous owner. If the long-lost child's claim proves to be valid, you could be forced to vacate and forfeit ownership—not to mention losing all the money you spent on the property. Title insurance would also cover you situations like these.



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# Underground Utility Location



A key component of any construction project is knowing where any/all underground utilities are located, in order to avoid disruption. Point to Point Land Surveying is pleased to offer this additional service in addition to our other types of surveys.


As land surveyors, we rely heavily on utility location, and because we need these services dependable and consistently accurate, a number of years ago we decided to bring it “in house” and perform these services ourselves. Since that time, we have had numerous clients and fellow land surveyors seeking our assistance with underground utility location. Our experience in this area give us a clear understanding of what clients need in terms of quality, dependability, and, most importantly, accuracy.


Of course, utility companies participate in the state’s “call before you dig” one-call system; however, it’s important to know that the utility companies who respond to location requests will only locate and mark facilities they own—they will not mark utilities from another company, or those that are privately owned. There are many underground utilities beyond the meter, including electric, gas, and water services, and many industrial complexes, commercial properties, and even private properties may have privately owned underground utilities between the meters and other buildings on the property. This is why it’s important to perform extensive underground utility location, especially on commercial projects or expansions to existing structures. By locating these facilities, you can avoid design issues, large repair bills and personal injury.


Our team of utility location technicians are continually trained and updated on all modern locating techniques. Point to Point will make sure your underground utilities are marked correctly so you are properly prepared for the design professional or excavator to begin work.




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# Topographic Land Surveys



Before undertaking any significant construction/development project or environmental improvement project, it may be necessary to perform a topographic land survey to identify various features and elevations of the land. Point to Point Land Surveyors, Inc. has many years of experience in conducting these surveys with remarkably accurate results.


While the standard land survey deals primarily with marking out the boundaries of a parcel of land, a topographic survey is primarily concerned with noting the natural and manmade features on the land itself. These may include hills, ravines, streams, trees, fences, buildings, and other improvements over the natural state of the land. A topographic survey shows the location, size, and height of these types of improvements, as well as gradual changes or contours in elevation.


Unlike boundary or residential land surveys, a topographic land survey focuses more on elevation than on horizontal measurements. Most of these measurements are taken either with a surveying-quality GPS unit, or with an electronic EDM instrument. The results of the topographic survey are not marked using stakes or other landmarks, but are instead drawn as contour lines on a map of the land (topographic surveys are sometimes called contour surveys). Today, sophisticated computer programs allow for digital versions of these maps, as well as interactive elevation views of the land. The data may be used in CAD programs, where it can be manipulated by engineers or architects to demonstrate how the topography will change through planned improvements.


Topographic land surveys have many uses. Nearly all construction projects begin with a topographic land survey, which describes the starting point of the land before improvements are made.




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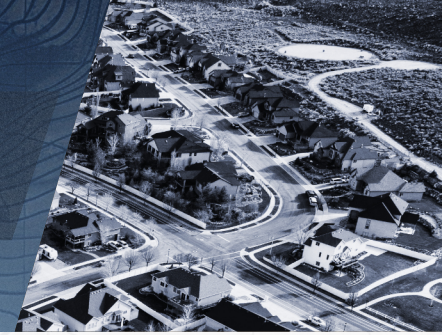
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# Subdivision Platting



Subdivision platting is the process of splitting one larger piece of land into several smaller parcels of land and drawing a map (or plat) of the new subdivision, often for the purpose of selling off the parcels individually. These lots of land are frequently built upon before being sold, often by the same home builder, which is why many homes within a subdivision have a similar look. Point to Point Land Surveying has the knowledge and expertise to create a subdivision plat that suits your needs while complying with local regulations.


A licensed surveyor will combine research of existing documents with a physical survey of the land in order to create a subdivision plat. The completed plat shows the divisions of the larger piece of land, as well as the distance and bearings between each corner of land. In modern subdivisions, these maps may also include new roads that exist or are to be built between the sections of land. Plat maps must demonstrate that all properties have access to a public right of way (i.e., a road), without which a landowner would have no way to access their land without trespassing across others' properties.


Subdivision platting also frequently involves setting aside of part of the property for easements, parks, areas needed for flood protection or other public uses. Subdivisions that have been platted correctly ensure compliance with zoning regulations, which often restrict lot sizes or lot geometry.


In order for the plat to become legally valid in most jurisdictions, a local governing body such as an urban planning commission or zoning board must review and approve the plat map. This board will ensure that the plat map follows all applicable laws and restrictions. There are many variations between cities, counties and states in the requirements for land subdivision that must be considered.



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*We look forward to making  
your survey project a reality!*



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