

LAND

DO I NEED A BOUNDARY SURVEY?

One of the most exciting and important investments that you can make is owning land, especially when it includes your home. There are many things to consider when making this investment and a real estate planner or land appraiser can advise you about the value of the property. Take advantage of their expertise in this area if only to ensure your rights and protect your investment. You will want to consult with an accountant or bank manager about financing as well as a lawyer to confirm the quality of the title or deed that you will be obtaining.

One of the aspects of land ownership that is overlooked is the preparation of a land survey. A land survey will determine the exact quantity and exact location of the boundaries of the land being purchased. It is wrong to assume that the description in the deed accurately depicts the current extent or the limiting factors of the property boundaries. Only an Ontario Land Surveyor using approved survey practices can provide you with this information. See Sue's Yellow Pages for a listing of Land Surveyors in the Brockville area.

BUILDING A FENCE

Another good reason for having a survey of your property and land is when you consider building a fence. Good fences make good neighbours.

Survey monuments marking the corners of the property can become less obvious, even impossible to find. Retracing the limits prior to fencing will re-establish survey monuments and clearly acknowledge their true position. Having the land resurveyed will protect your investment in materials and labour.

It makes good sense that the fence be constructed along the true limit. This will avoid conflicts with the neighbours over property limits as well as avoid the possible loss of land as the result of incorrectly positioned fences. The encroachment resulting from poorly positioned fences can significantly reduce the area of your property and/or the building clearances from property limits. This could result in future use of the property being restricted. You should know that a fence barrier between properties might take legal precedence after ten years of continuous undisputed occupation.