



# **STRATTON LAND SERVICES, INC.**

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***SURVEYING & ENGINEERING***

## **SURVEY OF A PARCEL ADJOINING YOURS**

(revised 17 July 2019)

You are receiving this letter because Stratton Land Services has been asked to survey a parcel that has one or more boundaries in common with a parcel you own. As part of this effort, we are coordinating with the local land owners to ensure that the interest of all parties that may be affected by this survey are recognized and accounted for. Please see the enclosed map(s) delineating the parcel we will be surveying and boundary points where we may need to look for evidence.

Often times, the local land owners are our best source for information regarding the history and evidence we need to be aware of to make our decisions. **If you are aware of any maps, monuments, markers, references or other indications of the boundaries at the locations marked, or the history of how the boundary was established, changed or agreed to, making us aware of this evidence will aid us in correctly determining the boundary location.** Our role as surveyors is to locate the evidence of the boundary and make a determination as to where the correct location is. As such, while we have been hired by our client, we are a neutral party and are not allowed to advocate the application of selective rules to favor one side.

Determining the location of a boundary can vary from situations where the applicable rules are fairly evident to situations where there are a complex mix of rules that may apply. It involves researching applicable records and comparing these with the monuments and usage to determine which rules control in a particular situation. If we are confronted with a contentious and/or questionable boundary, we encourage the two neighbors to negotiate a solution. If both sides are willing to work together, they can craft an agreement where both sides get more of what they want with less expense, time and frustration than going to court to fight over it. It is possible that we may contact you or encourage our client to contact you if such a situation arises.

While we are conducting the survey, it may be necessary to enter upon your land. **If you have locked gates, dangerous animals, sensitive areas or other restrictions to access that we should be aware of, please contact us as soon as possible.** We anticipate that the field work for this project will commence within a couple of weeks (at least 7 days) from the date this was mailed. While we can usually complete our work in one trip, it may be necessary for us to make several visits to the site over a period of days, weeks or months depending on the nature of the project. We may use stakes, flagging, paint or other methods to mark monumentation. These could be existing markers, temporary measurement markers or new markers we set as

part of the survey. We try to keep the level of marking appropriate for the given surroundings and the purpose of our survey. If you have any questions as to monuments we have left onsite, feel free to contact us.

Depending on the nature of the survey we are conducting and the applicable laws, we may or may not record a survey with the County showing the decisions we have made. If we do record a survey, this is a public document that you can obtain a copy of from the County or from us. If we don't record a survey, we provide documentation of the survey to our client. We may need to obtain permission from our client if you would like a copy of this documentation. Feel free to contact us if you have questions about the availability of the final documents.

If you have any comments or questions, please contact me by calling the office at (208) 687-2854 or e-mailing me at [rob@strattonls.com](mailto:rob@strattonls.com). **Please leave your name, contact information, our project number (shown on the attached map) and the address or parcel number of your parcel(s) near this survey.** Note that, if you call, you may need to leave a message and it may take a few days for us to get back in touch with you. If we are in the field on this survey, you can call my cell phone at (208) 659-8862. I typically can't answer the phone immediately but, if you leave a message, I will attempt to call you back when I can find a break in the work. Addressing your questions and concerns is important to us and we will make contact with you within a time frame appropriate for the particular project. In addition, if you have renters or employees onsite, please let them know that we will be in the area. For more information on surveying and Stratton Land Services, visit our website at [www.strattonls.com](http://www.strattonls.com).

Thank you;



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Robert L. Stratton, PLS/PE