



**Roger J. Ferris Engineering  
and Land Surveying, P.C.**

[www.rogerferris.com](http://www.rogerferris.com)

16 Robert Street, Middletown, NY 10940  
(P) 845.343.2511 / (F) 845.343.0441  
Contact us at: [info@rogerferris.com](mailto:info@rogerferris.com)

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***FOR IMMEDIATE RELEASE***

*For further information contact:*

Michele Buchholz  
Roger J. Ferris Engineering and Land Surveying, P.C.  
(845) 343-2511  
[mbuchholz@rogerferris.com](mailto:mbuchholz@rogerferris.com)

**HORRORS IN HOMEBUYING: CUTTING (BOUNDARY) CORNERS**

**MIDDLETOWN, NY, April 30, 2011** – When faced with an uncertain economy, many homebuyers, investment capitalists or property owners attempt to save money on closing costs by not having a boundary survey performed. Unforeseen expenses and problems with neighboring property owners may directly arise from this, especially over building structures and property improvements.

The purpose of a typical boundary survey is to retrace and identify property borders and to locate structures and improvements within and immediately adjoining the property. Surveyors set corner and major angle points along the property, often in the form of rods in the ground. A representative map certified by a licensed professional land surveyor is then drafted from the field data.

“To avoid disputes, a new or updated boundary survey certified to the property owner’s name is strongly suggested.” says Scott Buchholz who works for the Middletown based Roger J. Ferris Engineering and Land Surveying firm. “Knowing where property lines are in relationship to physical improvements decrease the chance of future disagreements between adjoining property owners or municipalities.”

Buchholz has a few horror stories of his own, “A builder called us and wanted us to stake out a house, well, and septic disposal area. He didn’t like the initial price and put in the foundation without a stakeout. A couple of weeks later, he called back and requested a survey. When we located the foundation, it was over the building setback line. The builder then called the town to find out what his options were and they told him that he had to remove the portion of the foundation that was in violation. After removing the foundation, the builder then decided to start over, and this time with the stake out.”

An up-to-date survey can identify issues pertaining to your boundary such as encroachments, easements, and evidence of adverse possession. Clarifying the location of your lines vis-à-vis physical improvements is the necessary first step in dealing with questions of ownership and various encumbrances (access, rights of use by others, etc.) that may affect your property.

Should a dispute arise, the boundary survey can be presented as evidence of your property boundaries. Title insurance companies will generally not pay for lawsuits if a new survey was not completed at the time of purchase because all policies are “subject to an accurate survey.” An up-to-date survey is one of the best investments to safeguard against future disputes.

Surveys that have been done in recent years can often be updated for a lower fee than a brand-new survey. If a previous one has been performed, find out the surveying firm that last completed it and make inquiries about an update.

Roger J. Ferris Engineering and Land Surveying, P.C. (RJF) is a full-service engineering and land surveying firm with over thirty years of experience throughout the Hudson Valley. They provide their clients with a wide range of services that include surveying and mapping, feasibility studies, residential and commercial site services, and municipal engineering services. Please visit [www.rogerferris.com](http://www.rogerferris.com) for more information or call (845) 343-2411.

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**About Roger J. Ferris Engineering and Land Surveying, P.C. (RJF)**

Since its founding in 1983, RJF has served both public and private clients throughout the Hudson Valley. RJF’s success and longevity can be credited to our highly trained and licensed staff of engineers and land surveyors. We are one of only a few firms in the area to employ HAZWOPER certified personnel.

All of our employees live in Orange and Sullivan counties and are active volunteers for local organizations and municipality boards. For more information visit [www.rogerferris.com](http://www.rogerferris.com) or contact Michele Buchholz at 845-343-2511.