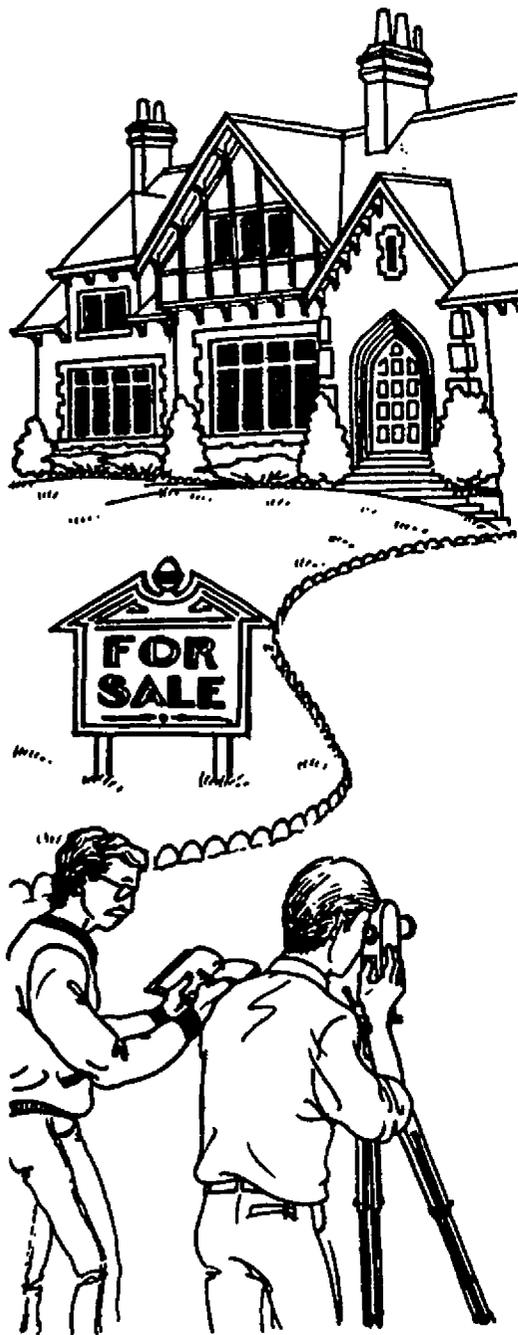


Who Needs a Land Survey?



You do ... if you're going to purchase a home - whether it's brand new or 100 years old!

Buying a home is probably the most significant personal financial commitment a person will make in a lifetime. It makes sense to protect that investment against unforeseen title and boundary problems.

Insist on a survey by a licensed land surveyor before the real estate closing so you can find out about potential problems before you sign the papers.

- With a survey, the vendor will be able to show you the boundaries of the property.
- The Surveyor's Real Property Report will consist of a Report and Plan which delineates the location of the house, garage, and other improvements such as fences, driveways and retaining walls. It will reveal whether there are any encroachments on to the property or abutting properties.
- The Surveyor's Real Property Report will also show apparent easements such as hydro poles, sewers and services. You'll need to know what parties, companies, utilities and government agencies may have legal access to your property. These easements may restrict your use of the property.

Your lawyer may advise you to insist on a survey of the property before closing. Follow that advice. Know just what property you are buying.

Protect your rights and your investment ... require an up-to-date land survey when you make an offer to purchase.

AOLS 

Association of Ontario Land Surveyors

AOLS is an organization with over 700 licensed land surveyors serving the public under the Surveyors Act, 1987.