

[WWW.SURVEYSYSTEMSINC.COM](http://WWW.SURVEYSYSTEMSINC.COM)

# ORDERING A SURVEY

## Why is it so Expensive?

### SURVEY SYSTEMS

Survey Systems (SSI) is a Service-Disabled Veteran-Owned Small Business, certified through the Center for Veterans Enterprise, and an SBE with the City and County of Denver and RTD Fastracks.



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I receive daily calls to inquire on how much a “survey” will cost.

The assumption is that we are a commodity-based business and that we have a set price for our services. In fact we are professional consultants and our fees are based upon the property location, difficulty in terrain, size of property, title complexity and issues that may exist within the property. No two properties are the same and therefore no two costs are the same. I reserve discussing cost until I have had a chance to research the property and develop a plan and type of survey that will meet the clients’ needs.

There are many State, County and Local regulations that affect how a surveyor can provide and document surveys in the public record. Based upon your needs I will recommend one of the following types of surveys. Land Survey Plat - **LSP**

- Improvement Survey Plat - **ISP**
- American Land Title Association / National Society Professional Surveyors - **ALTA / NSPS**

Surveys increase in cost due to the requirements set by standards. If you are inclined to research the requirements for the minimum standards for the three surveys listed above, they can be located by searching the following in any web browser. The following is for Colorado only and each state is similar in their regulations.

[Colorado Revised Statutes, Article 51, Minimum Standards For Land Surveys and Plats.](#)

There are further requirements in Colorado located at the following.

[Colorado DORA Board Rules and Regulations](#)

Our profession is heavily regulated and rightly so. The damage to property and the burden that it causes the court system due to un-licensed practice of land surveying can be significant. The state recognizes this and requires that we meet minimum requirements with regards to experience and education to be licensed in the states we are licensed to practice in.

Survey Systems does not cut corners. We anticipate having to defend all of our projects and in our opinion hold ourselves to a higher standard. If this is what you are looking for, then we are the Land Surveying firm for you.



## CONTACT US

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## WEBSITE

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

To address the cost of our services I would like to provide the following example of two Land Surveying Projects.

**Residential Project.** Typical cost for property is assumed to be \$300,000.00, realtor, title, and closing cost is typically 4% of the cost. = \$12,000.00, survey cost for the property is typically 1% of the cost. = \$3,000.00.

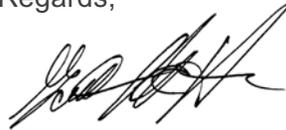
**Commercial Project.** Typical cost for property is assumed to be 3,000,000.00, legal counsel, realtor, title and closing cost is typically 4% of the cost. = \$120,000.00, survey cost for the property is typically 0.5% of the cost. = \$15,000.00

I realize that the above does not follow our business model but is an assumption of a commodity / fixed price business model. It is just a representation of the cost involved in a real-estate transaction.

It is our opinion that the most important thing you can do is protect yourself against the “wreck” that might happen when purchasing property. To cut corners on the 1% to 1/2% cost to survey property that could result in litigation and defense cost in the realm of 10% to 30% of the cost of the property just doesn't seem warranted.

You can always call me to discuss this document and we are more than willing to discuss our services and how to protect your investment.

Regards,



Gerald Matt Nichols, PLS, CFeds  
*President*