

Real Estate News

By Marian Goetzinger, Pine Knoll Shores Realty



Do I really need a survey?

If you are purchasing a home or vacant lot, it is important to get a land survey. This realtor agrees with the North Carolina Association of Realtors in encouraging all buyers to get a survey before finalizing their purchase. Land surveys are crucial to the process of buying land. A survey is used to determine the boundaries and features of properties, to determine easements and encroachments, to develop or build on land, and to satisfy local building codes and regulations. Just because you can locate stakes where you think the corners are does not always mean those are the true corners of what you are purchasing.

I know of many situations in Pine Knoll Shores where lots have been reconfigured. Some large lots have been split to create two or more lots, and some small lots have been combined to create one larger lot. I have sold a few where a few feet have been taken from one lot and added to the adjacent lot in order for it to be in compliance with set-back rules.

Situations too often arise that could have been avoided by obtaining a new survey from a registered North Carolina surveyor. Surveys reveal such things as encroachments from the property onto adjacent properties, road or utility easements crossing the property, violations of set-back lines, lack of legal access to a public right of way, and indefinite or erroneous legal descriptions in previous deeds to the property. I have personally seen a few encroachment situations that were identified when the buyer obtained a new survey. In one instance, the driveway crossed into the adjacent vacant lot. Sometimes when a lot has been vacant while houses were built around it, the vacant lot has been encroached on two or three sides until it would appear to be too small for a house. A survey will clear that up.

Although title insurance companies may provide lender coverage without a new survey, the owner's policy contains an exception for easements, set-backs and other matters which would have been shown on a survey. Many such matters are not public record and would not be included in an attorney's title examination. In addition, if the buyer doesn't obtain his own survey, he will have no claim against inaccuracies in a prior survey.

I often hear, "I don't need a survey. It's expensive and I know where the corners are." One of the largest financial investments of your life will be real estate. Don't gamble on problems down the road by saving a few dollars. Consider getting your own survey an important part of your purchase, just as important as getting an attorney to handle the closing and doing a title search.

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Recycling Opportunity in Pine Knoll Shores

September 21, 8 a.m.-3 p.m.

Parking lot of Pine Knoll Shores Realty
320 Salter Path Road
Pine Knoll Shores

Household hazardous waste will be accepted and delivered to the Carteret County Health Department for their collection on September 22. Latex and oil paints, used motor oil, lawn and garden fertilizer and pesticides, farm pesticides, gasoline, drain openers, paint thinners, cooking oil, antifreeze and batteries will be accepted and will be delivered to appropriate recycling centers.

If you cannot get your items to the drop-off site, contact Amy Hahn at 723-7972 or amyhahnncc@gmail.com to arrange for pick up.



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