



Hays Land Surveying, LLC, founded by Owner/President Christopher Hays, started in 2009. I became a Registered Land Surveyor in the State of Nebraska in July of 2008, and a Registered Land Surveyor in the State of South Dakota in March, 2011. Hays Land Surveying, LLC is certified as a professional firm with the South Dakota Board of Technical Professions, (Certification #C-6501).

Christopher C. Hays

- Nebraska Registered Land Surveyor #673
- South Dakota Registered Land Surveyor #10472
- County Surveyor for the term 2011-2014 in the following Nebraska counties: Polk County, Boone County, Clay County, and Thayer County.
- Active member of Professional Surveyors Association of Nebraska.

Services:

- **Boundary Surveys** (*Rural & Urban*)
A survey to establish the boundaries of a parcel using its legal description which typically involves the setting or restoration of monuments or markers at the corners or along the lines of the parcel. A boundary survey of the parcel of land will be made in accordance with Nebraska State Statutes and the corners of the parcel of land will be located and verified or re-established. This survey CAN be used for the construction of a fence, structure or other improvements with regards to local, state and/or federal regulations.
- **ALTA/ACSM Land Title Surveys**
A surveying standard jointly proposed by the *American Land Title Association* and the *American Congress on Surveying and Mapping* that incorporates elements of the boundary survey, mortgage survey, and topographic survey. It covers all the aspects of the Boundary & Improvement Location Survey together with the identification of any additional evidence of possession or use which could be adverse to the interests of the borrower. The client will provide the surveyor with a completed "Table A – Optional Survey Responsibilities and Specifications" form from the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.



- **Topographic Surveys**

A survey that measures the elevation of points, features, and improvements on a particular piece of land, and presents them as contour lines on a plot.

- **Floodplain / LOMA Surveys**

A survey that determines the elevation of your property in relation to the base flood elevation. If your property is above the 100 yr. base flood elevation, you may be able to do a LOMA survey and have your property removed from the floodplain, and avoid paying high cost flood insurance.

- **Construction Surveying**

Construction surveying (otherwise "lay-out" or "setting-out"): to stake out reference points and markers that will guide the construction of new structures such as roads or buildings for subsequent construction. These markers are usually staked out according to the arbitrary coordinate system used for the project.

- **Aerial Photography Horizontal & Vertical Control Surveys and Target Placement**

Set up horizontal and vertical control for aerial photography flights, whether it be State Plane coordinates or UTM coordinates (meters or feet). Including target placement and setup of aerial targets.

- **Improvement Location Surveys** (*Mortgage Surveys*)

This is a minimum survey that shows the location of the buildings and foundations actually located on the land covered by the legal description provided by the client. Typically, this survey uses a minimum of only two corner monuments. This is NOT a boundary survey and is subject to any inaccuracies that a boundary survey may disclose. The Improvement Location Survey should not be used or relied upon for the establishment of any fence, structure or other improvements.

Hays Land Surveying, LLC utilizes AutoCAD, ArcGIS, state of the art GPS (Global Positioning Systems) and Electronic Total Stations for survey work.

Hays Land Surveying, LLC is fully insured.