

How much does a boundary survey or stake survey cost

The boundary survey and “stake” survey are one and the same. The term “boundary” is the legal term to identify that the boundaries of a property will be marked by locating the property corners. The term “stake” is the layman’s term, as typically there are “stakes” put at the property corners. But they are, in fact, the exact same thing.

There are many factors that can contribute to the cost of a boundary survey. Some of the most common are as follows:

- Lot size. This is probably the biggest contributing factor. The larger a lot is, the more time it takes to survey. The amount of time it takes to survey a quarter acre lot is approximately 2-4 hours. The amount of time it takes to survey a 3 acre lot is approximately 6-8 hours.
- Vegetation. If you live in a brand new subdivision and all the lots were cleared when the subdivision was laid out, then vegetation probably isn’t a factor. However, if you live on a 3 acre lot and 2 of the acres are heavily wooded, the time it will take to clear a sight line to get to the back of the property can add several hours to a project.
- Age of the subdivision. The older a property is, the harder it is to survey. It’s much more difficult to find survey monumentation in an area that 100+ years old vs. a brand new subdivision where all the survey monuments have recently been set. Survey monuments get knocked out and accidentally removed over time. The fewer survey monuments, the longer the time it takes to perform the necessary work to determine the property boundaries.
- Urban vs. Rural. This goes back to lot size to some degree. Most urban lots are smaller in size in comparison to rural properties. However, the bigger contributing factor is the ability to find survey records. In a lot of rural scenarios, the large farmland tracts have been in families for generations and frequently are not surveyed. Finding records of past surveys can be very challenging in these areas, which takes time and resources.

Costs are going to vary from project to project based on the amount of time the Land Surveyor thinks it will take to complete the boundary survey. Typical crew rates vary from \$175 to \$250 per hour, depending upon the services being provided. The best way to know how much a survey will cost is to contact a Land Surveyor and get a quote.

In the St Louis Metro area, boundary surveys typically range between \$400 and \$600 for ¼ acre lots. For a specific price, please contact us, provide your address, and we'll provide a quote free of charge (put a link to the quote tab).