

MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS, LAND DESCRIPTIONS AND MAPS

IDAHO SOCIETY OF PROFESSIONAL LAND SURVEYORS

Adopted by the General Membership at their Annual Meeting on March 21, 1992

010 Authority

020 Definitions

030 Procedures

040 Land Subdivision and corner restoration standards-recording

050 Land description guidelines

060 Survey standards

070 Field traverse standards for land boundary surveys

080 Survey map requirements

Section--010 AUTHORITY

The ISPLS has adopted these minimum standards for land boundary surveys, land descriptions and maps. These standards are to be used as a supplement to the existing rules and laws pertaining to the practice of land surveying.

Land Surveyors shall comply with all Idaho laws relating to land surveying with particular reference to:

I. Corner Perpetuation and Filing Act,

II. Recording of Surveys,

III. Surveyor's Licensing Act,

IV. Plats and Vacations,

V. Rules of Professional Responsibility.

Where local or other laws or regulations exist which are more restrictive than these standards, or where given conditions require higher or more restrictive standards, those higher or more restrictive standards shall apply.

Section--020 DEFINITIONS

The following definitions shall apply with respect to this document:

I. **GLO and BLM**: The General Land Office and its successor, the Bureau of Land Management.

II. **Land boundary surveys:** All surveys, whether made by individuals, entities or public bodies of whatever nature, for the specific purpose of establishing, re-establishing, laying out, subdividing, defining, locating and/or monumenting the boundary of any right-of-way, lot, tract, or parcel of real property or which re-establishes or restores General Land Office or Bureau of Land Management survey corners.

III. **Corner Perpetuation and Filing Act:** The corner information and form as prescribed in Title 55, Chapter 15, Idaho Code.

IV. **Land description:** A description of real property or of rights associated with real property.

V. **Land surveyor:** Any person authorized to practice the profession of land surveying under the provisions of Title 54, Chapter 12, Idaho Code.

VI. **Parcel:** A part or portion of real property, including but not limited to, GLO segregations, fee simple rights-of-way, aliquot parts of sections, tracts, or parts of lots in recorded subdivisions.

VII. **Survey Recording Act:** The law as established and designated in Title 55, Chapter 19, Idaho Code.

VIII. **Idaho Coordinate System:** The system of plane coordinates as established and designated by Title 55, Chapter 17, Idaho Code.

Section--030 PROCEDURES

Preliminary Research and Investigation -

The Surveyor will:

- I. Obtain a description of the property to be surveyed.
- II. Obtain copies of recorded documents affecting the survey.
- III. Obtain information from the public offices of plats, documents and field notes affecting the survey.
- IV. Investigate other sources of survey records, including, but not limited to:
 - A) Railroad Companies,
 - B) Public/private Utilities,
 - C) Highway Districts,
 - D) Private Surveyors,
 - E) Department of Transportation.

Field Investigation -

The Surveyor will:

- I. Search for and verify controlling physical monuments and evidence which affects the survey.
- II. Investigate possible parole evidence, verifying obliterated control monument positions and take necessary testimony.

III. Take necessary measurements to correlate all found evidence.

IV. Where relevant, locate lines of possession between adjoining, and investigate the age of said lines of possession.

VI. Maintain adequate notes.

VII. In the event of the discovery of a disagreement with the work of another surveyor, contact the other surveyor and strive to resolve the disagreement.

Section--040 LAND SUBDIVISION AND CORNER RESTORATION STANDARDS -- RECORDING

The following requirements apply when a land boundary survey is performed. If, in the professional judgement of the surveyor, the procedures of I and II below are not necessary to perform the survey, departures from these requirements shall be explained and/or shown on the survey map produced.

I. The re-establishment of lost GLO or BLM corners and the subdividing of sections shall be done according to applicable GLO and BLM plats and field notes and in compliance with the rules as set forth in the appropriate GLO or BLM Manual of Surveying Instructions, manual supplements and circulars. Federal or state court decisions that influence the interpretation of the rules should be considered. Methods used for such corner re-establishment shall be described on the Record of Survey map or plat produced.

II. All Record of Survey maps and plats showing a land boundary survey shall show all the corners found, established, re-established and calculated, including corresponding directions and distances, which were used to survey and which will be necessary to resurvey the parcel shown. Additionally, all such Record of survey maps, plats, or plans shall show sufficient section subdivision data, or other such controlling parcel data, necessary to support the position of any section subdivisional corner or controlling parcel corner used to reference the parcel surveyed. Where a portion or all of this information is already shown on a record filed or recorded in the county recording office of the county in which the parcel is located, reference may be made to that record in lieu of providing the required data.

III. Documentation shall be provided for GLO or BLM corner(s) used to control the parcel surveyed. This requirement shall be met by providing one or both of the following documents:

A. An Idaho Corner Perpetuation and Filing Record; or

B. Notice that a document(s) that provides the required information is filed or recorded in the county recording office of the county in which the parcel is located.

IV. Every corner originally monumented by the GLO or BLM that is physically re-established shall be monumented. At least two references shall be established and filed or recorded on a Corner Perpetuation and Filing Record form. A valid set of coordinates on the Idaho coordinate system may serve as one of the references; however, to best ensure an accurate relocation, two references in close proximity to the corner are required when references are available.

V. Monumentation of GLO or BLM corners.

A. Monuments to perpetuate the Public Land Survey shall be surmounted with a cap of such material and size that can be permanently and legibly marked as prescribed by the BLM Manual of Surveying Instructions, including the land surveyor's number. Monuments shall be marked such that measurements between them may be made to the nearest 0.1 foot.

B. Monuments shall be of sufficient dimensions and permanence that they will not be readily removable and will be easily found. A monument considered permanent shall be construed as one of relative permanence that if left undisturbed will remain in place at least twenty-five years. Monuments must be set

at sufficient depth to remain stable and be of sufficient size and type to withstand the deteriorating forces of nature.

C. Monuments should be of such dimensions to perpetuate the position of the original monument with consideration given to location and they must be detectable with conventional instruments for finding ferrous or magnetic objects.

Section--050 LAND DESCRIPTION GUIDELINES

A land description, to be legally sufficient, must identify a particular locatable area or areas to which the interest is conveyed. A land description should:

- I. Be written so that it can be readily located on the ground by a competent surveyor.
- II. Not contain words capable of alternate interpretations.
- III. Metes and Bounds descriptions shall contain measurement data sufficient to describe a geometric area that closes mathematically.
- IV. Be based upon an actual survey or upon surveyed data of record.
- V. Contain the name, stamp and signature of the preparer.
- VI. Contain the date of preparation.

Section--060 SURVEY STANDARDS

The following requirements shall apply to land boundary surveys:

- I. The accuracy or precision of field work may be determined by either relative accuracy procedures or field traverse standards, provided that the final result shall meet or exceed the standards contained in Section 060.
- II. Monumentation or corner positions other than those mentioned in Section 030 shall be as follows:
 - A. Every land survey performed by a land surveyor shall be monumented and/or witnessed at all boundary corner locations.
 - B. New property corners set shall be marked or tagged with the certificate number of the responsible surveyor, and shall comply with Idaho Code 50-1303.

Section--070 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS

The following standards shall apply to field traverses used in land boundary surveys. Such standards should be considered minimum standards only. Higher levels of precision are expected to be utilized in areas with higher property values or in other situations necessitating higher accuracy.

- I. Angular Closure.
 - A. Where 1:10,000 minimum linear closure is required, the maximum angular error in seconds shall be determined by the formula of $10'' n$, where "n" equals the number of angles in the closed traverse.
 - B. Where 1:5,000 minimum linear closure is required, the maximum angular error in seconds shall be determined by the formula of $30'' n$, where "n" equals the number of angles in the closed traverse.

II. Linear closures after angular adjustment.

- A. City - central and local business and industrial areas 1:10,000
- B. City - residential and subdivision lots 1: 5,000
- C. Section subdivision, new subdivision boundaries for residential lots and interior monument control 1: 5,000
- D. Suburban - residential and subdivision lots 1: 5,000
- E. Rural - forest land and cultivated areas 1: 5,000

Section--080 SURVEY MAP REQUIREMENTS

The following requirements apply to Record of Survey maps, plats, and short plats, required by law to be filed or recorded with the county.

I. All such documents filed or recorded shall conform to the following:

A. They shall display a county recording official's information block. The county recording official's information block shall contain:

- 1 . The title block, which shall be on all sheets of Record of Survey maps or plats, and shall identify the name of the firm and/or land surveyor that performed the survey. For documents not requiring a surveyor's certificate and seal, the title block shall show the name and address of the preparer and the date prepared. Every sheet of multiple sheets shall have a sheet identification number, such as "Sheet 1 of 5";
2. The surveyor's certificate, where applicable, shall show the name, signature and seal of the land surveyor who had responsible charge of the survey portrayed, and the date the land surveyor approved the Record of Survey map or plat;
3. The following indexing information on the first sheet:
 - a) The section-township-range and quarter-quarter(s) of the section in which the surveyed parcel lies, except that if the parcel lies in a portion of the section officially identified by terminology other than aliquot parts, such as government lot, patented mining claim, homestead entry survey, townsite, tract, and Indian or military reservation, then also identify that official subdivisional tract. A graphic representation of the section divided into quarter-quarters may be used with the quarter-quarter(s) in which the surveyed parcel lies clearly marked;
 - b) Additionally, if appropriate, the lot(s) and block(s) and the name of the filed or recorded subdivision plat or short plat with the related recording data;

B. They shall contain:

1. A north arrow;
2. The vertical datum when topography or elevations are shown;
3. The basis for bearings or azimuths shown. The description of the directional reference system, with the method and location of obtaining it, shall be clearly given, such as: North by Polaris observation at the SE corner of Section 6; N 8926'15" E along the South boundary of the SE 1/4 according to the Record of Survey on file in Book 7, at page 18. Assumed bearing based on ... ; or Grid bearing from

State Plane Coordinates. If the State Plane Coordinates are used, the origin of the coordinate projection, year of adjustment and the convergence of Meridians shall also be given. If the basis of bearing differs from record title, that difference should be noted.

4. State Plane Coordinates when used, with reference datum, i.e. sea level or modified and modification factor if applied.

5. Bearings, angles, or azimuths in degrees, minutes, and seconds;

6. Distances in feet and decimals of feet;

7. Curve data showing the controlling elements, which must include the radius, chord and chord bearing of tangent and non-tangent curves;

C. They shall show the scale for all portions of the Record of Survey map, or plat provided that a detail not drawn to scale shall be so identified. The scale of the main body of the drawing and any enlargement detail shall be large enough to clearly portray all of the drafting detail.

D. The documents filed or recorded and all copies required to be submitted with the filed or recorded document shall, for legibility purposes:

1. Have a uniform contrast suitable for microfilming;

2. Be without any form of cross-hatching, shading, or any other highlighting technique that to any degree diminishes the legibility of the drafting detail or text;

E. They shall not have any adhesive material affixed to the surface;

F. For the interpretation of the various items shown, including the location of points, lines and area, they shall:

1. Reference Record of Survey or plat documents that identify different corner positions.

2. Show deed calls of the last deed or the last survey of record that are at variance with the measured bearings and distances of the surveyed parcel;

3. Identify all corners used to control the survey whether they were calculated from previous survey of record or found, established, or re-established.

4. Give the physical description of any monuments found, established or re-established, including type and size;

5. Identify any ambiguities, hiatuses, and/or overlapping boundaries;

6. The location and identification of any visible physical appurtenances such as fences or structures which may indicate encroachment, lines of possession, or conflict of title should be shown.

II. All signatures shall be made with black ink;

III. The following criteria shall be adhered to when altering, amending, changing, or correcting survey information on previously filed or recorded Record of Survey maps or plats.

A. Such documents filed or recorded shall comply with the applicable local requirements and/or the recording statute under which the original was filed or recorded;

B. Alterations, amendments, changes, or corrections to a previously filed or recorded Record of Survey map or plat shall only be made by filing or recording an affidavit or an amended map or plat;

C. All such documents filed or recorded shall contain the following information:

1. A title or heading identifying the document as an alteration, amendment, change, or correction to a previously filed or recorded map or plat with a cross-reference to the volume and page and recorder's file number of the altered document.