

Section B

NSPS MODEL STANDARDS

FOR

PROPERTY SURVEYS

Approved 3/12/02

1. INTRODUCTION

Standards for property surveys have been adopted by almost all of the state associations and professional registration boards. This model standard is not intended to take the place of those standards, but to serve as a guide to review and evaluate existing or proposed standards.

Standards are not intended to be used in place of professional judgment. It must be understood that there will be circumstances and conditions that make it impossible to comply with some provisions of a standard. If the professional surveyor (Surveyor) deviates from the standard or guideline, this deviation should be noted, described and justified by the Surveyor.

2. RESEARCH, IDENTIFICATION, MEASUREMENTS AND COMPUTATIONS

The Surveyor in conducting a property survey shall:

- a. Execute a survey based on the legal description of the parcel or tract taken from the last deed of record as provided by the client.
- b. Search pertinent documents that may include, but are not limited to maps, deeds, title reports, title opinions, and United States Public Land Survey records.
- c. Diligently search for and identify monuments and other physical evidence that could affect the location of the boundaries.
- d. Conduct field measurements to correlate all found evidence.
- e. Make all measurements to a precision compatible with the size and geometric shape of the parcel, and consistent with the accuracy desired for the class of property being surveyed.
- f. Compare and analyze all of the data gathered and reach a professional opinion as to the most probable location of the corners of the property.

3. IDENTIFICATION AND RESOLUTION OF CONFLICTS

If a Surveyor has a material disagreement with the measurements or monumented corner positions of another surveyor, the Surveyor shall contact the other surveyor and they shall attempt to resolve the disagreement.

The Surveyor shall advise the client of discrepancies that raise concerns as to the integrity of the surveyed boundary line and provide a written report to the client detailing the basis for those concerns.

4. IDENTIFICATION AND DESCRIPTION OF MONUMENTS

All monuments must be thoroughly described and specifically identified as set or found, whenever shown on maps or referred to in documents prepared by the Surveyor. Descriptions of monuments must be sufficient in detail to readily facilitate future recovery by other surveyors and to enable positive identification.

5. SURVEY DRAWING AND CERTIFICATION

The Surveyor shall prepare an appropriately scaled drawing of the survey. The survey drawing should include at a minimum, the following items:

- a. The record description of the property or the reference to the source of the record description. The survey description shall be given if the survey is an original survey.
- b. North arrow
- c. Scale
- d. Bearings, azimuth or angles, and the distances for all courses
- e. Basis of bearings or azimuth
- f. Monuments identified per Section 4 above
- g. Observed evidence of possession or use by others in the parcel or across any perimeter lines of the property
- h. Sufficient data to indicate the theory of location applied in formulating the opinions as to the probable location of the boundaries and corners of the property
- i. Name, registration number, address and phone number of the Surveyor
- j. Name of the client
- k. Date of survey
- l. Certification

6. CLASSIFICATION AND ACCURACY STANDARDS

The various classifications of property surveys and the positional accuracy of these classes are described in Section C of these model standards.

7. LEGAL DESCRIPTIONS OF PROPERTY

If a Surveyor is called upon to prepare a legal description of a property the following items shall be included:

- a. A clear statement of the relationship between the described property and the survey control or the basis of the unique location.
- b. The basis of bearings when bearings are used.
- c. Metes and bounds descriptions shall include bearings or angles and distances in order to allow for the computation of a mathematical closure.
- d. Citations to the recording information or other identifying documentation for any maps, plats and other documents referenced.
- e. Detailed description of any natural or artificial monument referenced.
- f. The Surveyor's name, address, telephone number, registration number and professional seal.

8. CORNER RECORDS

When a corner record is required to be presented for recordation pursuant to state statutes or regulations, the Surveyor shall reconstruct or rehabilitate the monument and accessories to the corner, such that it shall be, as much as reasonably possible, permanent and locatable with ease by Surveyors in the future.

9. ELECTRONIC DATA DISTRIBUTION

The client may request the Surveyor to provide the survey data in an electronic format. These formats include such files as CADD drawing files, digital terrain model (DTM) files, or digital elevation model (DEM) files. When the Surveyor provides these files, they are only for the benefit of the client on this specific survey. In every case the surveyor shall also provide a signed and sealed hard copy drawing or representation of the survey. This drawing shall be the official plat or map and shall be deemed to be correct and superior to the electronic data. The electronic data file shall also contain a statement that the file is not a certified document and that the official document was issued and sealed by (*name and registration number of the Surveyor*) on (*date*).

The Surveyor may also need to address additional liability issues in appropriate contract language.