

Corner Records

Corner Record Check List

(Examination in accordance with Section 8765 PLS Act and Board Rule 464)

Filing Validity

- _____ Public Land Corner – (Except “Lost” Corner)
- _____ The survey is a retracement of lines shown on a subdivision map, official map or Record of Survey where no discrepancies are found and sufficient monumentation is found
- _____ Filed to perpetuate the location of a monument prior to construction

Examination

- _____ Proper form used
- _____ Signed and Sealed
- _____ Reason for filing
- _____ Property corner
- _____ Property controlling corner
- _____ Reference monument
- _____ Accessory monument
- _____ County or City where the monument is located is cited
- _____ Township, Range, Base & Meridian designation (if applicable)
- _____ Identification of the corner (government, controlling, property, etc.)
- _____ Description of the monument found or set
- _____ Date of the visit to the monument
- _____ Sketch
- _____ Site recovery information if public land corners
- _____ Relation of corner to other identifiable monuments
- _____ Source of Coordinates (optional)
- _____ Date the corner record was prepared
- _____ Seal and signature
- _____ Legible, clear and understandable
- _____ Standard BLM markings used
- _____ APN number (office policy)
- _____ Method used to set corner (office policy)

Corner Record Procedural Explanation

When Required

- 1) A corner record shall be filed for every corner established by the Survey of the Public Lands of the United States, **except lost corners**, as defined by the Manual of Instructions for the Survey of the Public Lands of the United States, and every accessory to such corner which is found, set, reset, or used as control in any survey by such authorized person. PLS Act 8773(a)
- 2) When monuments exist that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide survey control, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, or relocated and a corner record of the references shall be filed with the county surveyor. PLS ACT 8771

May be Filed

- 1) When a retracement of lines shown on a subdivision map, official map, or record of survey, where no material discrepancies with those records are found and sufficient monumentation is found to establish the precise location of property corners. PLS Act 8765(d)
- 2) A corner record may be filed for any property corners, property controlling corners, reference monuments or accessories to a property corner. PLS Act 8773(c)

Exemptions

No corner record need be filed when:

- 1) A corner record is on file and the corner is found as described in the existing corner record. PLS Act 8773.4(b)(1)
- 2) All conditions of Section 8773 of the Land Surveyor's Act are complied with by proper notations on a record of survey map filed in compliance with the Land Surveyor's Act or a parcel or subdivision map, in compliance with the Subdivision Map Act. PLS Act 8773.4(b)(2)

Time Limit

The corner record shall be filed within 90 days from the date the corner found, set, reset, or used as control in any survey. Time limit extension provisions shall be the same as provided for a record of survey in Section 8762 of the PLS Act. Board Rule 464(c)

Examination Time Limit and Fee

The corner record shall be examined within 20 working days after receipt. If a resubmittal is required due to failure to comply with examination criteria, the resubmittal shall be filed within 10 working days of receipt. PLS Act 8773.2(b)

If matters appearing on the corner record cannot be agreed upon by the county surveyor and licensed land surveyor or registered civil engineer within 10 working days after receipt and request to be filed, an

explanation of the differences shall be noted on the corner record and it shall be filed by the county surveyor. PLS Act 8773.2(c)

The charge for examining, filing and indexing the corner record may be charged, not to exceed the amount required for the recording of a deed. PLS Act 8773.2(e)

Corner Record Form

The board shall provide the form in which such corner record shall be presented and filed. PLS Act 8773.1 PWA-102 8/88 Form PW-3 (Rev. 11-90), issued by the County of Santa Barbara, is the only other form accepted by the County of Santa Barbara. Office Policy

Corner Record Examination Requirements

- 1) When a survey is a retracement of lines shown on a subdivision map, official map filed in the Office of the County Surveyor, or a record of survey, where no material discrepancies with those records are found and sufficient monumentation is found to establish the precise location of property corners thereon, provided that a corner record is filed for any property corners which are set or reset or found to be of a different character than indicated by prior records. A material discrepancy is limited to a material discrepancy in the position of points or lines, or in dimensions. PLS ACT 8765(d)
- 2) The person authorized to practice land surveying in California, shall sign and seal the corner record submitted for filing for every corner established by the Survey of the Public Lands of the United States, except lost corners as defined by the Manual of Instructions for the Survey of Public Lands of the United States, and every accessory to such corner which is found, set, reset, or used as control by such authorized person. PLS ACT 8773(a)
- 3) Any person authorized to practice land surveying in the State of California may file such corner record for any property corners, property controlling corners, reference monuments, or accessories to a property corner. PLS ACT 8773(c)
- 4) The corner record submitted for filing is on the proper form, the information prescribed by the board is included(Board Rule 464), and the filing is within the specified time limits. PLS ACT 8773.1

Board Rule 464 Requirements

- 1) The county and, if applicable, the city in which the corner is located
- 2) An identification of the township, range, base and meridian, if applicable, in which the corner is located
- 3) Identification of the corner (i.e. Government corner, control corner, property corner, ect.)
- 4) Description of the physical condition of monuments found, set or reset.
- 5) The date of the visit to the monument or when the information was obtained.
- 6) A sketch shall be made for:
 - a) public land corners showing the site recovery information
 - b) other corners shall show measurements that relate the corner to other identifiable monuments.

- 7) Reference to the CCS83 is optional.
- 8) The date the corner record was prepared and the signature and seal of the licensed land surveyor or registered civil engineer.
- 9) The date the corner record was filed and the signature and stamp of the county surveyor.
- 10) A document of filing number
- 11) The corner record shall be legible, clear and understandable.
- 12) Standard markings and abbreviations used by the Bureau of Land Management shall be used in the corner record.

County Requirements

- 13) Assessor's parcel number
- 14) Procedure or method to establish or reestablish the corner