

Corner Records

Corner Record Check List

Santa Barbara County Surveyor's Office
(Examination in accordance with the PLS Act and Board Rule 464)

Document No.: CR _____ Agency Index: APN _____
Review No.: _____ By: _____ Date: _____

Circle (o) indicates deficiency Check (√) indicates no deficiency Dash (-) indicates not applicable

Filing Validity

<input type="checkbox"/> Filed to perpetuate the location of a monument prior to construction	<u>PLS act</u>
<input type="checkbox"/> Filed to perpetuate the location of a monument after construction	8771(b)
<input type="checkbox"/> The survey is a retracement of lines shown on a subdivision map, official map or Record of Survey where no material discrepancies and sufficient monumentation are found	8771(c)
<input type="checkbox"/> Public Land Corner – (Except “Lost” Corner)	8765(d)
	8773(a)

Examination

	<u>Board Rule</u>	<u>PLS act</u>
<input type="checkbox"/> Proper form used (Form# BPELSG-2016)	464(a),(h)	8773.1
<input type="checkbox"/> County and, if applicable, City where the monument is located is cited	464(a)(1)	
<input type="checkbox"/> Section, Township, Range, Base & Meridian designation or the Rancho (if applicable)	464(a)(2)	
<input type="checkbox"/> Agency Index (APN number per office policy), Document No. (CR#)		
<input type="checkbox"/> Identification of the corner type (government, controlling, property, etc.)	464(a)(3),(e)	
<input type="checkbox"/> Date of the visit to the monument	464(a)(6)	
<input type="checkbox"/> Source of Coordinates (optional)	464(b)	8771.5
<input type="checkbox"/> Reason for filing (statute reference)	464(a)(4)	
<input type="checkbox"/> Corner/Monument status		
<input type="checkbox"/> Description of the monument found or set	464(a)(5)	
<input type="checkbox"/> Method used to set/establish corner (office Policy)		
<input type="checkbox"/> Date the corner record was prepared	464(a)(11)	8773.4
<input type="checkbox"/> PLS or RCE Seal, signature, and date of signature/seal	464(a)(11)	8773.4(a)
<input type="checkbox"/> Sketch showing site recovery information if public land corners	464(a)(9)	8773(a)
<input type="checkbox"/> Drawing showing relation of corner to other identifiable monuments	464(a)(7),(10)	8765(d)
<input type="checkbox"/> Monuments found, set, reset, replaced or removed, describing kind, size, and location	464(a)(7)(A)	
<input type="checkbox"/> Basis of bearings, bearing and length of lines	464(a)(7)(B)	
<input type="checkbox"/> Scale of map, and north arrow	464(a)(7)(B)	
<input type="checkbox"/> Relationship to adjacent tracts, streets, or senior conveyances with common lines	464(a)(7)(C)	
<input type="checkbox"/> Legible, clear and understandable	464(f)	
<input type="checkbox"/> Standard BLM markings used	464(g)	
<input type="checkbox"/> Sufficient Monumentation		8771(a)
<input type="checkbox"/> Control scheme shown if CCS coordinates		8771.5
<input type="checkbox"/> Set monument identification / Tagged with PLS#		8772
<input type="checkbox"/> Other:		

Deficient items as indicated by a Circle (o) on the above check list and / or markups on the check print shall be addressed and returned to this office with:

- Corrected Prints (2 ea.)
- The Original (or corrected original) Card Stock

Aleksandar Jevremovic
County Surveyor

Corner Record Procedural Explanation

When Required

- 1) 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**

A permanent monument shall be reset in the surface of the new construction or a witness monument or monuments set to perpetuate the location if any monument could be destroyed, damaged, covered, disturbed, or otherwise obliterated, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. Sufficient controlling monuments shall be retained or replaced in their original positions to enable property, right-of-way and easement lines, property corners, and subdivision and tract boundaries to be reestablished without devious surveys necessarily originating on monuments differing from those that currently control the area. **PLS Act 8771(c)**

The governmental agency performing or permitting construction or maintenance work is responsible for ensuring that either the governmental agency or landowner performing the construction or maintenance work provides for monument perpetuation required by this section. **PLS Act 8771(d)**

It shall be the duty of every licensed land surveyor or licensed civil engineer legally authorized to practice land surveying to assist the governmental agency in matters of maps, field notes, and other pertinent records. Monuments set to mark the limiting lines of highways, roads, streets or right-of-way or easement lines shall not be deemed adequate for this purpose unless specifically noted on the corner record or record of survey of the improvement works with direct ties in bearing or azimuth and distance between these and other monuments of record. **PLS Act 8771(e)**

The decision to file either a corner record or a record of survey as required by subdivision (b) or (c) shall be at the election of the licensed land surveyor or licensed civil engineer legally authorized to practice land surveying submitting the document. **PLS Act 8771(f)**

- 2) 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)**

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 thereon, a corner record may be filed instead of a record of survey. **PLS Act 8765(d)**

If filed pursuant to Section 8765(d), the corner record shall show applicable provisions required by Section 8764(a,b,d,g). **Board Rule 464(a)(7)(A,B,C,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 Professional Land Surveyors' Act are complied with by proper notations on a record of survey map filed in compliance with the Professional Land Surveyors' 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**

The approved form in effect thru March 31, 2017 is Form BORPELS-1297, effective April 1, 2017 is Form BPELSG-2016, issued by the California State Department of Consumer Affairs, Board for Professional Engineers Land Surveyors and Geologists, is the only form accepted by the County of Santa Barbara.

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 *{NOTE: Effective April 1, 2017}*

- (a) The corner record provided for in Section 8773.1 of the Code shall contain the following information consistent with each corner identified therein:
 - (1) The county and, if applicable, the city in which the corner is located.
 - (2) A brief legal description of the section, township, range, base, and meridian or the Rancho in which the corner is located, if applicable.
 - (3) Identification of the corner type (e.g., government corner, control corner, property corner, etc.).
 - (4) Identification of the reference of the related statute (i.e., Section 8765(d), Section 8771, Section 8773, or other relevant sections of the Code).
 - (5) Description of the physical condition of any monument(s) found, set, reset, replaced, or removed.
 - (6) The date of the visit to the monument when the information for the corner record was obtained.

- (7) For corners for which the corner record is filed in accordance with Section 8765(d) of the Code, the corner record shall show the applicable provisions of the following, consistent with the purpose of the survey:
 - (A) All monuments found, set, reset, replaced, or removed, describing their kind, size, and location, and giving other data relating thereto.
 - (B) Bearing or witness monuments, basis of bearings, bearing and length of lines, scale of map, and north arrow.
 - (C) The relationship to those portions of adjacent tracts, streets, or senior conveyances which have common lines with the survey.
 - (D) Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines, and areas shown, or convenient for the identification of the survey or the surveyor, as may be determined by the licensee preparing the corner record.
 - (8) For corners for which the corner record is filed in accordance with any subdivision of Section 8771 of the Code, the information shown on the corner record shall also show the applicable provisions of Section 8771 of the Code.
 - (9) For Public Land Corners for which a corner record is required by Section 8773(a) of the Code, a sketch shall be made showing site recovery information that was used for the corner.
 - (10) Except for those corners referenced in subdivision (9), a drawing shall be made which shows measurements that relate the corner to other identifiable monuments.
 - (11) The date of preparation of the corner record and, as prescribed by Section 8773.4 of the Code, the signature and title of the chief of the survey party if the corner record is prepared by a United States Government or a California State agency or the signature and seal of the land surveyor or civil engineer, as defined in Section 8731 of the Code, preparing the corner record.
 - (12) The date the corner record was filed and the signature of the county surveyor.
 - (13) A document or filing number and/or Agency Index information.
- (b) A reference to the California Coordinate System is optional at the discretion of the preparer of the record.
 - (c) A corner record shall be filed for each public land survey corner which is found, reset, or used as control in any survey by a land surveyor or a civil engineer. Exceptions to this rule are identified in Section 8773.4 of the Code.
 - (d) The corner record shall be filed within 90 days from the date a corner was found, set, reset, or used as control in any survey. The provisions for extending the time limit shall be the same as provided for a record of survey in Section 8762 of the Code.
 - (e) A corner record may be filed for any property corner, property controlling corner, reference monument, or accessory to a property corner, together with reference to record information. Such corner record may show one or more property corners, property controlling corners, reference monuments, or accessories to property corners.
 - (f) A corner record is limited to a single corner record document, in accordance with Section 8773.1 of the Code, and shall be legible, clear, and understandable. A corner record may be submitted in an electronic medium if the county surveyor has a system to provide for the submittal, archiving, and distribution to the public in an electronic or hard copy format.
 - (g) The standard markings and standard abbreviations used by the Bureau of Land Management (formerly the General Land Office) of the United States Department of the Interior shall be used in the corner record.
 - (h) The corner record shall be filed on a form prescribed by the Board. The approved form is "Corner Record", (BPELSG2016 revised 06/2016), incorporated herein by reference.

County Requirements

- 1) Assessor's parcel number for Agency Index (office policy)
- 2) Procedure or method to establish or reestablish the corner (office policy)