

North Carolina General Statute 47-30

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STANDARDS FOR THE LAND SURVEY

□ By Law

- G.S. 89C Engineering and Land Surveying Act
- 21 NCAC 56 (Board Rules)
 - (North Carolina Administrative Code)
- G.S. 47-30 Recording Plats
- G.S. 39-32 Control corners
- G.S. 14-147 Altering landmarks

STANDARDS FOR THE LAND SURVEY

- 21 NCAC 56 (Board Rules)
 - .0700 Standards of Professional Conduct
 - .1100 Signing and sealing documents
 - .1600 Standards of Practice for Land Surveying

Rules of Professional Conduct

- Responsible charge [.0701(c)(3)]

Direct Supervisory control (responsible charge) requires a licensee or employee to carry out all client contacts, provide internal and external financial control, oversee employee training, and exercise control and supervision over all job requirements to include research, planning, design, field supervision and work product review.

Sealing

- Seal – NCAC 21-56.1100 (Board Rules)

Board Rule .1101

It is misconduct for a Professional Engineer or Professional Land Surveyor to seal work done by another individual unless the work is performed under the "responsible charge" of the Professional Engineer or Professional Land Surveyor.

Sealing

□ Multiple Seals – Delineating Work Board Rule .0701(c)(3)

...The licensee may affix the seal and signature to drawings and documents depicting the work of two or more professionals provided it is designated by a note under the seal the specific subject matter for which each is responsible.

.1103(b) Certification of Specifications and Reports

All specifications, reports, or other documents, including letter reports and calculations, not conforming to paragraph (c) shall conform to the following:

(1) Certification is required on original specifications, reports, or other documents, including letter reports and calculations.

Exceptions to Required Certification [.1103(c)]

The seal of a licensee on a map, drawing, plan specification, plat, document, or report shall signify that it is the final work of the licensee unless the work is stamped or clearly marked substantially as follows so as to put the public on notice not to use as a final product, in which case certification is optional:

Exceptions to Required Certification

- (1) "Preliminary - Do not use for construction";
- (2) "Progress Drawings - Do not use for construction";
- (3) "Preliminary Plat - Not for recordation, conveyances, or sales";
- (4) "Final Drawing - Not released for construction";
- (5) "Final Drawing - For Review Purposes Only";
- (6) "Not a Certified Document – This document originally issued and sealed by (name of licensee), (license number), on (date of sealing). This document shall not be considered a certified document";
- (7) "Not a Certified Document as to the Original Document but only as to the Revisions – This document originally issued and sealed by (name of licensee), (license number), on (date of sealing). This document is only certified as to the revisions".

Other Certification Rules

- .1103(d) Electronically transmitted documents

After removal of the seal the electronic media shall have the following inserted in lieu of the signature and date: This document originally issued and sealed by (name of sealer), (license number), on (Date of sealing). This medium shall not be considered a certified document.

STANDARDS FOR THE LAND SURVEY

- G.S. 47-30 Plats and Subdivisions: Recording Requirements
 - Certification statement
 - Size and plat requirements
 - Attachments to other documents under (m) and (n)
 - Exceptions
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Plat Size G.S. 47-30(a)

- (a) Size Requirements. – All land plats presented to the Register of Deeds for recording in the registry of a county in North Carolina after September 30, 1991, having an outside marginal size of either 18 inches by 24 inches, 21 inches by 30 inches, or 24 inches by 36 inches, and having a minimum one and one-half inch border on the left side and a minimum one-half inch border on the other sides shall be deemed to meet the size requirements for recording under this section. Where size of land areas, or suitable scale to assure legibility require, plats may be placed on two or more sheets with appropriate match lines.
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Plat Size

- Counties may specify either:
 - (1) Only 18 inches by 24 inches;
 - (2) A combination of 18 inches by 24 inches and 21 inches by 30 inches;
 - (3) A combination of 18 inches by 24 inches and 24 inches by 36 inches; or
 - (4) A combination of all three sizes.
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Plat Size By County

- UNC School of Government web page for the NC Association of Registers of Deeds

<http://ncinfo.iog.unc.edu/organizations/regdeeds/platreq.htm>

G.S. 47-30(c)

- (c) Information Contained in Title of Plat. – The title of each plat shall contain the following information: **property designation, name of owner** (the name of owner shall be shown for indexing purposes only and is not to be construed as title certification), **location to include township, county and state, the date or dates the survey was made; scale or scale ratio in words or figures and bar graph; name and address of surveyor or firm preparing the plat.**
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G.S. § 47-30(b)

- (b) Plats to Be Reproducible – Each plat presented for recording shall be a reproducible plat, either original ink on polyester film (mylar), or a reproduced drawing, transparent and archival (as defined by the American National Standards Institute), and submitted in this form. The recorded plat must be such that the public may obtain legible copies. ...
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Surveyors Certificate shall be Substantially

"I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, page____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book_____, page_____; that the ratio of precision as calculated is 1:_____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this_____ day of _____, A.D., _____.

Seal or Stamp

Surveyor Signature & Registration Number"

Surveyors Certification of G.S. § 47-30(f)(11)

- ❑ Is there a surveyor's certification that certifies one of the G.S. § 47-30(f)(11) statements?
 - ❑ A stand alone statement or a statement incorporated into the G.S. § 47-30 surveyors certification G.S. § 47-30(d) may be used.
 - ❑ If the stand alone statement is used it must have the surveyors original signature and seal. (Attorney General Finding March 9, 1992)
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G.S. § 47-30(f)(11)

- Notwithstanding any other provision contained in this section, it is the duty of the surveyor, by a certificate on the face of the plat, to certify to one of the following:
 - a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
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GS § 47-30(f)(11)

- b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
 - c. Any one of the following parcels of land and does not create a new street or change an existing street;
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 3. That the survey is a control survey.
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Properly Acknowledged Plats

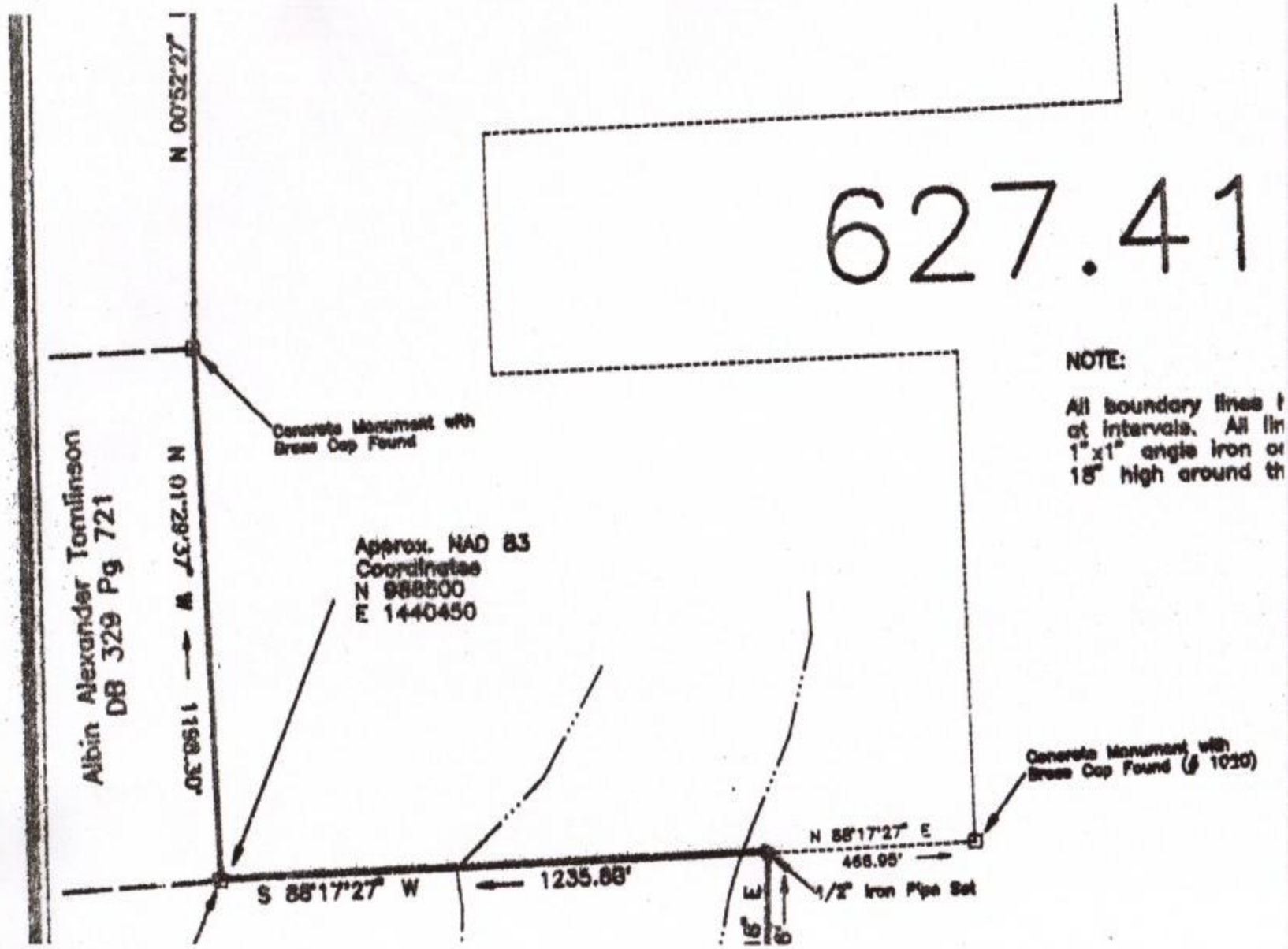
- A plat must be properly acknowledged by a seal and original signature from a Professional Land Surveyor before it can be recorded.
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Properly Acknowledged Plats









(continued)

The NC Board of Examiners for Engineers and Surveyors has stated that a proper acknowledged document is a **final document**. A **preliminary statement** on the plat is a contrary statement to that document being final and **negates** the acknowledgment.

A plat is presented to the Review Officer with out being properly acknowledged should not be signed by the Review Officer. If the plat is exempt from the Review Officer requirement, the Register of Deeds should not record said plat.



METADATA??

LEGEND:	
	EXISTING CONTOURS
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EDGE OF VEGETATION
	EXISTING STREET LIGHT
	EXISTING UTILITY POLE
	NEW CONTOURS
	MONITORING POINT

Horizontal & Vertical Datums??

Plane Coordinate System ??

Units of Measure ??

How Accurate ??

MONITORING POINTS

<u>POINT No.</u>	<u>NORTHING</u>	<u>EASTING</u>	<u>ELEV. (MLLW)</u>
MON-1	708,407.42	1,178,660.64	16.91
MON-2	708,270.52	1,178,806.49	18.89
MON-3	708,133.66	1,178,952.30	19.14
MON-4	707,996.80	1,179,098.10	17.39
MON-5	707,859.83	1,179,243.87	18.00

Sample Plat

- http://www.ncbi.nlm.nih.gov/forms/Sample_PLAT.pdf
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Questions?

