

MANUAL OF INSTRUCTION FOR FILING
RECORD OF SURVEY MAPS,
CORNER RECORDS,
AND
CERTIFICATES OF CORRECTION

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San Diego County Surveyor

CHAPTER 3 RECORDS OF SURVEY AND CORNER RECORDS

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3.01 GUIDELINE

It is the purpose of this manual to follow the procedure for filing Record of Survey Maps and Corner Records as established by the Professional Land Surveyors' Act, the Board for Professional Engineers and Land Surveyors Board Rules, and guidelines published by the County Engineer's Association of California on March 10, 1989 (revised March 27, 2009)

The recommended guidelines for Record of Survey Maps are not to be construed as representing the only method available or as an interpretation of the Professional Land Surveyors' Act.

3.02 PURPOSE OF A RECORD OF SURVEY MAP

The Record of Survey Map is the means by which field surveys relating to property lines, land boundaries or other subjects are brought to public's attention. The Professional Land Surveyors' Act (Business and Professions Code, Chapter 15, Division 3, Section 8700 et seq.) provides two circumstances for filing a Record of Survey Map with the County Surveyor:

- 1) A surveyor may file any field surveys made in conformance with the practice of land surveying as defined therein.
- 2) A surveyor shall file all field surveys relating to land boundaries or property surveys which disclose those specific criteria defined in Section 8762(b) (i.e., material evidence, physical change, material discrepancies, alternate positioning, and/or establishment of points, lines, or boundaries, etc.). See Section 3.03

The thrust of the law is clear that all surveys relating to property be recorded, for:

- i) all monuments set to denote property corners,
- ii) boundary lines between parcel ownership,
- iii) in certain circumstances, the monumentation of any easements or auxiliary lines be made a public record,
- iv) to clarify any discrepancies found in subdivision maps, official maps, or records of survey.

3.03 WHEN A RECORD OF SURVEY MAP IS REQUIRED

"A licensed land surveyor or registered engineer establishes and is subject to the record of survey filing requirements, when he or she represents beyond a reasonable doubt or dispute the location, relocation, establishment, reestablishment or retracement of a boundary or property line to another party pursuant to the provisions of Section 8762 of the California Professional Land Surveyors' Act. This representation includes the act of causing a boundary or property line to be accepted or recognized, to prove or demonstrate the location of the boundary or property line, the setting, resetting, or replacement of a corner, references or witness monuments or the reference of a boundary or property line by showing dimensional ties to the line in relation to physical features or monuments located on the ground." - California Board of Registration for

A Record of Survey Map is required of a field survey whenever any of the following conditions exist:

A. THE SURVEY DISCLOSES ANY OF THE FOLLOWING:

Material evidence or physical change, which in whole or in part does not appear on any subdivision map, official map, or Record of Survey Map previously recorded or filed in the office of the County Recorder or County Surveyor, or map or survey record maintained by the Bureau of Land Management of the United States.

"Material evidence" has been defined as evidence of sufficient importance as to affect the outcome of a court case, and includes, but is not limited to, the items mentioned in Section 8764 of the Professional Land Surveyors' Act. "Physical change" would apply to topographic or landmark features of importance to the survey (i.e., thread of the stream, mean high water, etc.), which, if not noted, may adversely affect the interpretation of the survey. As regards monuments, physical change would include the discovery of any evidence pertinent to a monument (except as discussed above) which differs from the previous existing record of said monument.

B. THE SURVEY FINDS ANY OF THE FOLLOWING:

Material discrepancy with the information contained in any subdivision map, official map, or Record of Survey Map previously recorded or filed in the office of the county recorder or the county surveying department, or any map or survey record maintained by the Bureau of Land Management of the United States.

Section 8762(b) of the Professional Land Surveyors' Act limits material discrepancy to the position of lines or points, or to dimensions. Factors such as the date(s) of the survey(s), the survey methods and equipment contemporaneous with said date(s), land values and the requirements of the survey(s), would combine to determine the seriousness of the discrepancy, at which time a professional judgment would be rendered to dictate the subsequent course of action.

C. THE SURVEY FINDS ANY OF THE FOLLOWING:

Evidence that, by reasonable analysis, might result in materially alternate positions of lines or points, shown on any subdivision map, official map, or Record of Survey Map previously recorded or filed in the office of the county recorder or the county surveying department, or any map or survey record maintained by the Bureau of Land Management of the United States. PLSA §8762(b)(3)

D. THE SURVEY ESTABLISHES LINES OR POINTS:

The establishment of one or more points or lines not shown on any subdivision map, official map, or Record of Survey Map, the positions of which are not ascertainable from an inspection of the subdivision map, official map, or Record of Survey Map. PLSA §8762(b)(4)

A. DEED DETERMINATION:

The points or lines set during the performance of a field survey of any parcel described in any deed or other instrument of title recorded in the county recorder's office are not shown on any subdivision map, official map, or Record of Survey Map.

This section requires that the Record of Survey Map show monuments both FOUND and SET; however, the resetting of a previously recorded monument which has become dilapidated would not in and of itself require the filing of a new Record of Survey Map provided the purpose and functional identity of a previously recorded monument is maintained by the new monument, and as long as the record (of the monument) is not abrogated by the new monument, there would be no need for a new Record of Survey Map, but merely a Corner Record. When a surveyor or engineer replaces their own monument with one of like character, no record need be filed.

3.04 WHEN A RECORD OF SURVEY MAP IS NOT REQUIRED.

A Record of Survey Map is not required if any of the following conditions exist:

- A. The survey was made by a public officer in their official capacity and a reproducible copy thereof has been filed with the County Surveyor.
- B. The survey was made by the United States Bureau of Land Management.
- C. A subdivision map has been recorded or is in preparation for recording under the provisions of the Subdivision Map Act.
- D. The survey is a retracement of lines shown on a subdivision map, Record of Survey Map, parcel map or official map of record, where no material discrepancies with such records are found and sufficient recorded 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 reset on such survey.
- E. The survey is of a mobile home park interior lot as defined in Section 18210 of the Health and Safety Code, provided that no Subdivision Map, Official Map, or Record of Survey Map has been filed for the interior lot or no conversion to residential ownership has occurred pursuant to Section 66428.1 of the Subdivision Map Act.

A Record of Survey Map cannot be used to create a division of land. All divisions of land must be made by means of a subdivision map, unless exempted by the Subdivision Map Act or local ordinance.

Any line shown on a Record of Survey Map which does not represent an existing title line, and which creates, appears to create, or may be interpreted to create a new parcel of land should be clearly labeled as to its intended purpose.

3.05 RESPONSIBILITIES OF THE PRIVATE SURVEYOR OR ENGINEER.

A. WHY FILE

The Surveyor or Engineer is responsible to recognize the need to file a Record of Survey Map in accordance with Section 8762 of the Professional Land Surveyors' Act.

B. SUBDIVISION MAP ACT

The Surveyor or Engineer must be assured that no violation of the Subdivision Map Act will be created by the filing of the Record of Survey Map.

C. ACCEPTED PRACTICES

The survey must be made in conformance with the accepted practices of land surveying in the State of California and the latest edition of the Professional Land Surveyors' Act.

D. SUPERVISION

The survey must be made under the direct supervision of a Professional Licensed Land Surveyor, or Registered Civil Engineer authorized to practice land surveying in accordance with Section 8731 of the Professional Land Surveyors' Act.

E. MONUMENTS

Note: In certain circumstances, the Board of Registration has deemed the practice of removing monumentation to be a violation of the Professional Land Surveyors Act. Removal is highly discouraged and should only be used in the interest of perpetuation.

Any object placed, located, or used as a property line, corner or a reference to a property line or corner (including nails, hubs, and lath) shall be considered a monument and subject to the filing of records of surveys or Corner Records in all instances where the subject property line or corners are not otherwise currently legally monumented. In all other instances, the objects shall be considered placed for "Line Only" and will not trigger any filing requirements Please see section 3.03 defining the word "establish".

In accordance with the requirements of the Professional Land Surveyors' Act, all set monuments should be of a **permanent nature** and tagged or otherwise permanently

identified with the Land Surveyor's or Registered Civil Engineer's number.

It is recommended that all set monuments be not less than 1/2-inch reinforcing bar, or 3/4-inch I.D. steel pipe, or a 4-inch by 4-inch concrete monument or other suitable permanent point established in bedrock or concrete. Minimum pipe length should be 18 inches long unless surface conditions predicate a different length. Leads and disks are considered sufficient for concrete, block walls, footings, or on boulders and large diameter rocks.

If found monuments are accepted as corner or line monuments, they should be so noted on the map. Found monuments not accepted should be so noted on the map and referenced to the accepted line and corner monuments.

The surveyor, after having made a thorough search to recover any monumentation previously referenced or shown on prior maps or Corner Records related to a particular boundary or property line, shall show said monumentation or lack thereof on their map. Monuments not found or located shall be indicated by the acronym SFNF (searched for, not found).

F. AVAILABLE RECORDS

All information pertinent to the establishment of land boundary lines should be plainly shown or referenced on the Record of Survey Map. It shall be the responsibility of the surveyor or engineer to examine all available records in analyzing their survey.

G. OATHS

The surveyor or engineer shall administer and certify oaths, when necessary, in accordance with Section 8760 of the Professional Land Surveyors' Act and so indicate on the map.

H. OTHER DATA NEEDED

The surveyor or engineer should supply the County Surveyor with copies of pertinent deeds, field notes, and other such evidence to aid in the examination of the map.

I. PRINTS AND FEES

The surveyor or engineer shall deliver to the County Surveyor the completed drawings and the required number of prints of each sheet and shall deposit the required review fees (See Sections 3.06 C & E).

3.06

PROCESSING STEPS.

A. MAP PREPARATION

The Record of Survey Map shall be prepared by, or under the direct supervision of, a Professional Land Surveyor or Registered Civil Engineer authorized to practice land surveying.

B. SUBMITTAL

1. Required on First Submittal:

- a. Two copies of each map sheet.
- b. A copy of the vesting deed that describes the parcel.
- c. If the survey is of a "metes and bounds" parcel or a boundary adjustment, all senior and/or adjoining property deeds are required.
- d. Any unrecorded field notes, municipal tie books/notes/sheets, or other pertinent information/records not available on the County of San Diego Survey Records System.
- e. Printouts showing closure of subject parcel and other major figures (half block, parent portion of parcel). Closures shall match the dimensions shown on the Map, i.e., bearing to whole second of angle, distances to hundredths of foot.
- f. Map examination fee (see current fee schedule). The examination fee must be paid in full for the Record of Survey Map to be examined and/or reviewed.

2. Required on subsequent submittals:

- a. Two copies of each revised map sheet.
- b. All previously returned materials.
- c. If mylars are requested then please submit the signed mylar, paper print copy, and check for Recorder's fees (made out to "San Diego County Recorder").

C. RECORDING FEE

At approval of submittal for signed mylars, the Surveyor or Engineer shall provide a check for the recording (filing) fee. Checks for Recorder's fees shall be made payable to the "San Diego County Recorder". The amount of the recording fee required shall be in accordance with the Recorder's Office current published fee schedule. The Recorder's fee amount for filing the Record of Survey Map shall be shown on the map, but this does not include any additional Recorder's fees, including "SB2" fees.

D. NOTIFY DEPARTMENT OF PLANNING AND LAND USE

When a map is filed with the County Surveyor pursuant only to the requirements of the Professional Land Surveyors' Act, the County Surveyor shall immediately check the latest adopted County assessment roll to verify that the Record of Survey Map does not show the division of a unit or of contiguous units into additional parcels. If the Record of Survey Map does show such a division, then the County Surveyor shall notify the Surveyor or Engineer who submitted the Record of Survey Map, that to comply with the provisions of Section 8762.5 of the Professional Land Surveyors' Act, documentation must be presented which shows that the subdivision complies with the provisions of the Subdivision Map Act and local ordinance. If the land lies in an unincorporated portion of the County and it appears that the provisions of the Subdivision Ordinance or of the Subdivision Map Act may have been violated, the County Surveyor is required by County Ordinance to report such possible violation to the Director of Planning and Land Use to investigate and enforce the provisions of the Subdivision Ordinance and the Subdivision Map Act.

E. RECORD OF SURVEY MAP EXAMINATION

The Professional Land Surveyors' Act requires the County Surveyor to examine the Record of Survey Map.

A review fee is required to cover the cost of such examination. Check with the County of San Diego Land Surveying Section for the current amount.

Section 8766 states that the County Surveyor shall examine the map within twenty (20) working days or such additional time as may be mutually agreed upon with respect to:

- 1) Its accuracy of mathematical data and substantial compliance with the information required in Section 8764.
- 2) Its compliance with Sections 8762.5, 8763, 8764.5, 8771.5 and 8772.

The Record of Survey Map shall be examined, and corrections and additions shall be indicated in red on the check prints. Items that are satisfactory shall be indicated in green. Informational items will be printed in blue. The Surveyor or Engineer shall be notified when the Record of Survey Map is ready to be returned to them to make the required additions, corrections or answer any questions the County Surveyor may have. The Surveyor or Engineer shall pick up the Record of Survey Map in person, or if preferred, shall provide the County Surveyor with written authorization to release the Record of Survey Map to their representative. Section 8767 of the Professional Land Surveyors' Act requires that the revised Record of Survey Map be returned to the County Surveyor within 60 days.

F. DISAGREEMENT

Should a disagreement over matters appearing on the Record of Survey Map arise

between the surveyor or engineer and the County Surveyor which cannot be resolved, Section 8768 of the Professional Land Surveyors' Act provides that the County Surveyor first place on the map a statement of objections thereto. The surveyor or engineer may then add an explanation of the differences.

G. FILING THE RECORD OF SURVEY MAP WITH THE RECORDER

When the County Surveyor is satisfied that all the additions, corrections or questions have been answered or made, the County Surveyor or an authorized designee will sign the Record of Survey Map and then proceed with filing the Record of Survey Map with the County Recorder.

3.07 RECORD OF SURVEY MAP CHECKSHEET

Please review the Record of Survey Checksheet (Appendix Section 3.14) prior to submitting the map for examination. Attention to the items listed will enable a timely and complete check on the first submittal.

3.08 GENERAL MAP DATA.

The recommended title block for the map sheet should contain the essential items listed on the check sheet and should, for the sake of conformity, follow the basic format shown on the sample Record of Survey Map sheet (Appendix Section 3.14).

A. STATEMENTS

SURVEYOR'S STATEMENT: (or "**ENGINEER'S STATEMENT**" if prepared by an RCE)

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF (Name of person authorizing survey) IN (MONTH survey made), 20____.

<u>(Signature)</u>	(SEAL)
NAME, PLS/RCE NUMBER	DATE

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS _____ DAY OF _____, 20_____.

BRYAN A. BRADWAY, PLS 8384
FOR THE COUNTY SURVEYOR

(SEAL)

Any Record of Survey Map that shows a division of land according to Section 8762.5 of the Professional Land Surveyors' Act or shows a configuration different from the current tax assessment rolls, shall contain a note indicating approval by the governing body, or that it is exempt therefrom.

The following are typical notes that may apply:

"SEE CERTIFICATE OF COMPLIANCE RECORDED
AS DOCUMENT _____"

"THIS RECORD OF SURVEY IS BEING RECORDED AS A CONDITION
FOR THE FINAL APPROVAL OF CITY OF _____ BOUNDARY LINE
ADJUSTMENT NO. _____"

"THE FEE OWNERSHIP OF THE PROPERTY SHOWN HEREON IS
VESTED, OR WILL BE VESTED, IN THE (NAME OF GOVERNMENTAL
AGENCY PUBLIC UTILITY OR PUBLIC ENTITY), WHICH IS EXEMPT
FROM HAVING TO FILE A PARCEL MAP UNDER SECTION 66428(a)(2)
OF THE SUBDIVISION MAP ACT"

"THE PARCEL SHOWN HEREON MEETS THE REQUIREMENTS OF
SECTION 66412.1 OF THE SUBDIVISION MAP ACT. IT IS FOR THE
PURPOSE OF FINANCING OR LEASING IN CONJUNCTION WITH THE
CONSTRUCTION OF COMMERCIAL OR INDUSTRIAL BUILDINGS ON A
SINGLE PARCEL. THIS PROJECT IS SUBJECT TO REVIEW UNDER
LOCAL AGENCY ORDINANCES REGULATING DESIGN OR
IMPROVEMENT"

"THE PARCEL SHOWN HEREON IS A CELLULAR PHONE SITE WHICH
IS EXEMPT FROM HAVING TO FILE A PARCEL MAP UNDER SECTION
66412(j) OF THE SUBDIVISION MAP ACT"

RECORDER'S STATEMENT:

FILE NO. _____

FILED THIS _____ DAY OF _____ 202__ AT _____ O'CLOCK __ M,
IN BOOK _____ OF RECORD OF SURVEY MAPS AT PAGE _____,
AT THE REQUEST OF (SURVEYOR/ENGINEER).

FEE: \$ _____ JORDAN Z. MARKS
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

B. BASIS OF BEARINGS

Section 8764(b) of the Professional Land Surveyors' Act requires the Record of Survey Map to have a basis of bearings. The following types are preferred:

1. A previously monumented line appearing on an existing map of public record. Typical maps of public record are Subdivision Maps, Parcel Maps, Record of Survey Maps, City or County Surveyor Maps, and State Department of Transportation (CALTRANS) Coordinate Control or Monumentation Maps and Corner Records.

The form of the note should be substantially as follows:

"THE BASIS OF BEARINGS FOR THIS SURVEY IS THE **(N, S, E, W)** LINE OF **(Property or road per public record map)**, SHOWN HEREON AS **(record bearing)** PER **(public record map)**."

2. A solar or stellar observation. The reference line may be any monumented line of the survey and need not be of prior record.

The form of the note should be substantially as follows:

"THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF **(property per public record map)** SHOWN HEREON AS **(bearing)**, AS DETERMINED BY OBSERVATION OF **(POLARIS / THE SUN)**."

3. When the California Coordinate System 83 (CCS83) is used based on fixed control points, the map must show the controlling stations used, showing the grid bearing between them, and the line or lines connecting the survey to the control stations.

Should CCS83 coordinates be shown on the map, the control scheme by which the coordinates were determined must also be shown on the map and a grid to ground factor shown with the elevation and datum of the determining station point. The map must also state that the controlling stations meet the accuracy of CSRN or better and the epoch upon which the coordinates are based. As required by Section 8813 of the Public Resources Code, if an FGCC order of accuracy is being claimed for subsequent points on the map other than controlling stations, it shall be justified by written data that shows equipment, procedures, traverse/level closures and adjustments.

The standard form of the note should be substantially as follows:

"THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH (***Epoch Date***) AS DETERMINED LOCALLY BY THE LINE BETWEEN STATIONS (***Control Point***) AND (***Control Point***), PER (***Record of Survey Map showing control points***) I.E., (***grid bearing***), SAID BEARING AND THE BEARINGS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

DISTANCES SHOWN HEREON ARE (Grid/Ground) TO OBTAIN (Grid/Ground) DISTANCES (MULTIPLY/DIVIDE) BY COMBINED SCALE FACTOR OF (CSF)"

Both grid north and geodetic north references shall be shown, together with the mapping angle between them at the location of convergence and include the point northing & easting, point elevation, datum, and Combined Scale Factor.

When using the **San Diego County Real Time Network** as the basis of bearings, the form of the note should be substantially as follows:

"THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH (***Epoch Date***), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) (***RTN Station Name***) AND (***RTN Station Name***) BEING (***grid bearing***), AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

DISTANCES SHOWN HEREON ARE (Grid/Ground) TO OBTAIN (Grid/Ground) DISTANCES (MULTIPLY/DIVIDE) BY COMBINED SCALE FACTOR OF (CSF)"

C. MAP BODY

To standardize the format with Final and Parcel Maps, the Record of Survey Map format shall also be **landscape** with the title block (legal description) placed in the upper right-hand corner of the sheet (See Appendix Section 3.14), certificates shall be arranged along the right-hand side.

If applicable, the caption legal description shall contain all of the following elements that are applicable: 1) the name of the incorporated city, 2) location, referenced to Township, Range, Section, Fractional Section, or Lot within the Public Lands System, 3) Rancho, 4) reference to any lot, parcel and block from a previously recorded map, 5) "in the County of San Diego, State of California" 6) reference to the applicable vesting deed document upon which the survey is based

All found monuments shall be shown as found on the map and shall be described as to type, material, height relative to the ground surface, stamping/tagging, with a reference to a record map or field book where the monument was shown as having been set or accepted for use as the corner cited. If no record can be found to substantiate the monument, indicate same by stating "NO RECORD". In all cases where the monument is used for the indicated corner, a statement of acceptance shall be made, otherwise, if the context demands, the monument shall be "NOT ACCEPTED".

The acronym "**SFNF**" (searched for, not found) shall identify each location where monuments are searched for and not found or recovered when their presence was indicated by a previous map of record. The acronym "**NSF**" (not searched for) shall be identify each location on the map where a record monument position was not searched for during the survey.

Adjacent subdivisions: Adjacent Subdivision Maps, Parcel Maps, Corner Records and/or Record of Survey Map maps shall be listed, and their boundaries be shown by light dashed lines and/or the subdivision map, parcel map, Corner Record or Record of Survey Map number. Any shading/screening of text and/or linework is not allowed.

Adjacent deed parcels: Adjacent parcels that were created and described by deed document shall be listed upon the Map and copies of the document(s) shall be provided in the review submittal package.

D. LEGIBILITY OF MAP DATA

Lettering should be of an open, rounded style, either vertical or slanted and of such size that it can be reproduced via microfilming or equivalent processes and still be easily read. Experience has indicated that the minimum size of lettering which will meet these requirements is 0.10" when CAD generated and 0.10" when hand drafted, with a pen size that will keep the text legible. Any shading/screening of text or linework is not allowed.

Line weight is normally used to denote a specific level of importance to that line. It has been customary to represent various types of lines as follows:

- 1 Lines denoting the boundary of the land requested specifically to be surveyed are shown with heavy solid lines, the weight being usually three times greater than that of other lines on the map, unless clarity dictates otherwise.
- 2 Dedicated street sidelines are shown by light solid lines, with dashed linework where fee ownership extends into the dedicated street. Survey procedure lines and non-surveyed lines (adjoining lots, subdivisions, etc.) are shown as light dashed lines
- 3 Other special purpose lines may be used (e.g., centerlines, City/County boundary lines, section lines, control lines, tie lines, etc.) but should be clearly identified by note or symbol in the legend. Private road and utility easements are to be shown as dash lines.

3.09 MISCELLANEOUS MAPPING DETAILS.

A. SYMBOLS; USE DISTINCTIVE SYMBOL FOR MONUMENTS:

"FOUND PER (Quote references of record maps)" (use solid filled-in type symbols)

"FOUND (Description) NO RECORD. ACCEPTED AS (if used)" (use solid filled-in type symbols)

"SET (Identify all monuments set)" (use open or not filled-in type symbols).

A symbol legend shall be provided at a minimum on the first mapping sheet but preferable on all sheets applicable.

B. THE SCALE OF THE MAP SHALL BE LARGE ENOUGH TO SHOW INFORMATION CLEARLY

Use of indirect labels (data tables) should be avoided as these are generally an indication that too small a map scale is being used. If used, they should be repeated on each sheet for ease of reading.

Where crowding of figures might cause a misinterpretation of the map, a detail of an area may be needed for clarity. If more than one detail is used, each should be identified in alphabetical order. See example below.

DETAIL "A"
SCALE 1" = 50'

If no scale is used for the detail, please state "NOT TO SCALE". Each detail shall use a different but consecutive letter. In some cases, "EXAGGERATED FOR CLARITY" (or "EFC" may be used in lieu of a detail, such as a short tie to a monument that is not being accepted.

C. VICINITY MAP (DESIRABLE)

Note: Not everyone in the public is knowledgeable with the public lands system or mapping descriptions in general. This item is provided for the convenience of the public at large, not necessarily the survey community.

A small single line vicinity map should be shown to locate the survey relative to existing streets, roads, highways, subdivisions, cities, and the approximate configuration of the boundary of the Record of Survey Map shown and labeled "SITE". Indicate approximate distance to nearest public road. Orient site by using north arrow.

3.10 SAMPLE RECORDS OF SURVEY.

The following recorded records of survey illustrate conditions commonly encountered when preparing a Record of Survey Map.

<u>CONDITION</u>	<u>RECORDED NUMBER</u>
Survey procedure note	9468, 13731 & 20711
Survey of an approved "division of land plat" that is not reflected on the current County Assessor plat	7989
Survey of a road alignment	13691, 13720 & 20548
Survey of sectionalized land	8338, 13657, 13595 & 12871
Survey of lots within a block	13398, 13685 & 13711
Survey reflecting an approved boundary line adjustment plat	13444
Survey reflecting a boundary adjustment certificate of compliance	13407, 13706 & 13688
Survey reflecting a subdivision of land by a governmental agency	13505 & 13148
Survey by global positioning methods	11252 & 12921
Survey recorded as a condition of approval of a boundary line adjustment	13388

3.11

CORNER RECORDS

A. GENERAL

1. A Corner Record shall be filed for every public land survey corner or accessory which is established or restored, except "lost corners", as defined by the Manual of Instruction 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.

After the establishment of a lost corner, a Record of Survey Map shall be filed per Sections 8773(a) and (b) of the Professional Land Surveyors' Act (PLSA).

2. A Corner Record may be filed in lieu of a Record of Survey Map when the survey is a retracement of lines shown on a Subdivision Map, Parcel Map, Record of Survey Map or Official Map, where no material discrepancies with such records are found and sufficient monumentation is recovered to precisely relocate the record corner positions (Section 8765d of the PLSA).

A Corner Record shall be filed to document preconstruction ties made to monuments that may be destroyed by the construction (Section 8771b of the PLSA).

A Corner Record shall be filed to document the replacement of monuments after construction (Section 8771b of the PLSA).

3. The survey of a parcel of land described by a "metes and bounds" description and not shown on an existing subdivision map, official map, or Record of Survey Map, requires that a Record of Survey Map be filed (Section 8762b5 of the PLSA). For the purposes of this item, the meaning of the word "shown" is limited to a boundary or property line or property corner which was previously "established" (see section 3.03 above) on a prior map and not solely dimensioned using record data or depicted as a tie line for reference.
4. Corner Records should be legibly drawn in ink or pencil, signed, and sealed. All surveyors' signatures should be in ink (preferably blue to identify original signature rather than copy). Symbols should be large and distinctive from each other. For archiving and duplication purposes, text shall be minimum 0.10" Any shading of text or linework is not allowed. If drawn in pencil, the Corner Records should be drawn dark enough to microfilm and reproduce legibly.
5. Where record monuments are recovered, the record document shall be identified. ("record" includes Parcel Maps, Subdivision Maps, Record of Survey Maps, Corner Records, Public Agency field notes, tie point maps, private surveyor's plats, and field notes.)

6. In the space provided on front of the Corner Record, the surveyor shall verbally describe the procedures used to establish any property lines or reset any corners and the physical conditions of the monuments as found, set, or reset. The sketch may show reference ties to identifiable objects in the vicinity of the corner.
7. The Assessor Parcel Number shall be shown as the Document Number on both Page 1 and 2. The Agency Index number will be assigned at time of filing and should remain blank.
8. If located within an unincorporated County area, please strike through "City" and list "Community of..." along with the nearest local community's name as shown on the Survey Records System.
9. Section 8773.1 of the Professional Land Surveyors' Act limits a Corner Record to a single 8.5" by 11" sheet which consists of a front and back. If the sketch will not fit into the space provided, a Record of Survey Map should be considered.
10. Additional information regarding the requirements for Corner Records can be found in PLSA 8771 through 8773.4 and in BORPELSG Board Rule 464

B. FORM TEMPLATES

Any Surveyor or Engineer can download the Board approved Corner Record forms from the Department of Public Works, County Surveyor's web site in either PDF or AutoCAD format.

C. EXAMINATION AND FILING

When the Corner Record examination is complete, the County Surveyor will sign it and file it with the Survey Records Section of the Department of Public Works.

D. MISCELLANEOUS

Corner Records are examined and filed by the County Surveyor free of charge.

Once filed, the Survey Records Section will have the Corner Records scanned and added to the online Survey Record System data base. The originals are retained and archived by the County Surveyor.

If the surveyor desires a copy of their filed Corner Record, they shall provide a self-addressed stamped envelope together with a \$5.00 payment for shipping and handling prior to final cardstock submittal.

E. SUPERSEDING CORNER RECORDS

A surveyor can use a Corner Record to correct any error on their own previously filed Corner Record. A Record of Survey Map is required to be filed when a surveyor wishes to disclose an error shown on another surveyor's Corner Record.

3.12 SAMPLE FILED CORNER RECORDS.

The following filed Corner Records illustrate conditions commonly encountered when preparing a Corner Record.

<u>CONDITION</u>	<u>FILED NUMBER</u>
Re-monumentation of a government land corner	5862 & 2462
Corner Record showing contours	26
Survey of lots within a block	9276, 9382 & 9331
Construction references	7022, 9337, 9340 & 9343

3.13 CERTIFICATES OF CORRECTION FOR RECORD OF SURVEY MAPS

When errors that are few and minor in nature are discovered on a recorded Record of Survey Map, a Certificate of Correction may be filed in lieu of a new Record of Survey Map to correct the error. See Appendix Section 3.14 for an example of a Certificate of Correction for Record of Survey Maps. Please contact the County Surveyor’s office for review costs and submittal steps.

A new Record of Survey Map (Superseding Record of Survey Map) should be filed where corrections affect the boundary of the subject parcel or adjacent tracts.

3.14 159...

APPENDIX

RECORD OF SURVEY CHECKSHEET

SAMPLE RECORD OF SURVEY MAP TITLE SHEET

SAMPLE CORNER RECORD FORM

SAMPLE CORNER RECORD FOR VERTICAL BENCHMARK REFERENCE TIES

SAMPLE CERTIFICATE OF CORRECTION FOR RECORD OF SURVEY MAP

RECORD OF SURVEY CHECKSHEET

COUNTY OF SAN DIEGO - DEPARTMENT OF PUBLIC WORKS - LAND SURVEYING SECTION

SURVEY AT THE REQUEST OF _____ SURVEYOR/ENGINEER _____ TRACK NO _____
CH'D BY _____ ON _____, CH'D BY _____ ON _____, CH'D BY _____ ON _____ FILING FEE _____

RED INDICATES DEFICIENCY, GREEN INDICATES NO DEFICIENCY

MAP TITLE:

- ☐ NAME OF CITY, IF APPLICABLE
- ☐ SAN DIEGO COUNTY, CALIFORNIA
- ☐ NO LINE AFTER 'RECORD OF SURVEY NO.'
- ☐ GENERAL DESCRIPTION OF LAND SURVEYED (8764)
- ☐ SHEET NUMBER
- ☐ LEGEND

STATEMENTS:

- ☐ COUNTY RECORDER'S STATEMENT (8764.5)
- ☐ SURVEYOR'S STATEMENT SIGNED & SEALED (8764.5)
- ☐ COUNTY SURVEYOR STATEMENT (8764.5)
- ☐ CERTIFICATE PER SEC. 8762.5 IF REQUIRED
- ☐ NO NON-TECHNICAL CERTIFICATES OR STATEMENTS ON MAP (8764.5)

BASIS OF BEARINGS:

- ☐ BASIS OF BEARINGS CLEARLY LABELLED
- ☐ MAP OF RECORD (8764)
- ☐ CCS83 TIES SHOWN (8771.5)

LEGEND ITEMS:

- ☐ FOUND MONUMENTS: RECOMMEND SOLID SYMBOL (8764)
- ☐ SET MONUMENTS: RECOMMEND OPEN SYMBOL (8764)
- ☐ SYMBOLS AND NON-STANDARD ABBREVIATIONS DEFINED (8764)
- ☐ DURABLE MONUMENTS SET

MATHEMATICAL ACCURACY:

- ☐ MAP LOOP CLOSURES (8766) [RECOMMEND LESS THAN 0.02 FT. OR 1:10,000, WHICHEVER IS GREATER]
- ☐ ALL BEARINGS SHOWN (8764)
- ☐ ALL DISTANCES SHOWN (8764)
- ☐ ALL OVERALL BEARINGS SHOWN
- ☐ ALL OVERALL DISTANCES SHOWN
- ☐ SUM OF PARTS EQUALS TOTAL DISTANCE OR DELTA
- ☐ ALL CURVE DATA SHOWN [MINIMUM-DELTA, RADIUS & ARC LENGTH]
- ☐ ALL RADIAL BEARINGS SHOWN

SURVEY PROCEDURES:

- ☐ PRORATIONS CORRECT
- ☐ SECTIONAL BREAKDOWN CORRECT
- ☐ DEED INTERPRETATIONS
- ☐ MONUMENTS SUFFICIENT IN NUMBER FOR RETRACEMENT
- ☐ RELATIONSHIP TO ADJACENT LINES OF RECORD (8764)
- ☐ SURVEY BASED UPON PROPER CONTROL
- ☐ METHODS OF ESTABLISHMENT OF LINES OR POINTS SHOWN (8764)

MAP BODY:

- ☐ MAP IN LANDSCAPE ORIENTATION
- ☐ VICINITY MAP [OPTIONAL]
- ☐ REASON FOR MANDATORY FILING STATED (8764)
- ☐ NORTH ARROW [GEODETIC NORTH ARROW IF CCS83 BASED]
- ☐ MAP SCALE
- ☐ SQ.FT./ACREAGES SHOWN IF APPLICABLE
- ☐ CITY/COUNTY/STATE/USA BOUNDARY LINES SHOWN IF APPLICABLE
- ☐ REFERENCE TO ADJACENT TRACTS OR OTHER RECORDS SHOWN (8764)
- ☐ REFERENCE TO DEEDS OR OFFICIAL RECORDS IF NECESSARY FOR THE ESTABLISHMENT OF LINES OR POINTS (8764)
- ☐ RECORD MEASUREMENTS SHOWN IN PARENTHESIS WHEN MEASURED DIFFERS FROM RECORD
- ☐ IF EASEMENTS SHOWN THEN EASEMENT PURPOSES AND RECORD DOCUMENTS LISTED
- ☐ DETAIL IF REQUIRED FOR CLARITY
- ☐ ARROWS USED TO CLARIFY DIMENSIONS
- ☐ NO DITTO MARKS FOR SIMILAR MEASUREMENTS
- ☐ SPELLING CORRECT
- ☐ SIDELINES OF DEDICATED STREETS SHOWN AS SOLID LINES
- ☐ SIDELINES OF PRIVATE ROAD EASEMENTS SHOWN AS DASHED LINES
- ☐ SURVEYED BOUNDARY SHOWN DARKER THAN ADJACENT LINES
- ☐ PERMANENT INK USED OR MYLAR COATED WITH A SUITABLE SUBSTANCE FOR PERMANENT LEGIBILITY (8763)
- ☐ MYLAR MAP SIZE 18"x26" (8763)
- ☐ MYLAR HAS 1" BORDER (8763)
- ☐ MYLAR MINIMUM 3mil THICKNESS
- ☐ ASSESSOR PARCEL NUMBERS OF PARCELS SURVEYED SHOWN LOWER RIGHT CORNER
- ☐ CALIFORNIA COORDINATE INDEX SHOWN LOWER RIGHT CORNER
- ☐ OTHER:

ITEMS IN PARENTHESIS REFER TO PROFESSIONAL LAND SURVEYOR'S ACT SECTIONS.

A DOWNLOADABLE RECORD OF SURVEY MANUAL IS AVAILABLE FROM THE COUNTY SURVEYOR WEBPAGE ELABORATING ON EACH ITEM LISTED ABOVE.

RECORD OF SURVEY MAP No.

SHEET 1 OF 1 SHEETS

RECORD OF SURVEY

OF

(BRIEF LEGAL DESCRIPTION), IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
BEING FURTHER DESCRIBED IN DEED (LIST VESTING DOCUMENT)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE (N, S, E, W) LINE OF (LIST RECORD).
I.E. (BEARING)

LEGEND

- INDICATES FOUND 3/4" IRON PIPE WITH DISC MARKED (NUMBER) PER (RECORD), UNLESS OTHERWISE NOTED.
- INDICATES FOUND LEAD AND DISC AS NOTED.
- INDICATES SET 3/4"x 18" IRON PIPE WITH DISC MARKED (LIST NUMBER)
- INDICATES SET LEAD AND DISC MARKED (LIST NUMBER) IN CONCRETE.
- () INDICATES RECORD DATA PER (LIST RECORD)
- [] INDICATES RECORD DATA PER (LIST RECORD)
- D1 INDICATES RECORD DATA PER DEED RECORDED (MM/DD/YR) AS DOC NO. (YEAR-#####) OF O.R.
- D2 INDICATES RECORD DATA PER DEED RECORDED (MM/DD/YR) AS DOC NO. (YEAR-#####) OF O.R.
- D3 INDICATES RECORD DATA PER DEED RECORDED (MM/DD/YR) AS DOC NO. (YEAR-#####) OF O.R.
- SFNF INDICATES RECORD MONUMENT SEARCHED FOR AND NOT FOUND

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF (REQUESTING PARTY), IN (MONTH, YEAR).

SURVEYOR NAME, LS# DATE

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS _____ DAY OF _____, 2023.

BRYAN A. BRADWAY, P.L.S. 8384
FOR THE COUNTY SURVEYOR



RECORDER'S STATEMENT

FILE NUMBER _____
FILED THIS _____ DAY OF _____, 2023, AT _____ O'CLOCK ____ M.
IN BOOK OF RECORD OF SURVEY MAPS AT PAGE _____ AT THE REQUEST
OF (SURVEYOR SIGNING ROS).

FEE: \$XX.XX

JORDAN Z. MARKS
COUNTY RECORDER/ CLERK
COUNTY OF SAN DIEGO

BY: _____
DEPUTY COUNTY RECORDER

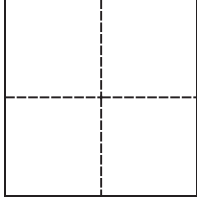
CORNER RECORD

Agency Index _____

Document Number _____

City of _____ County of _____, California

Brief Legal Description _____

CORNER TYPE**COORDINATES (Optional)**

Government Corner ☐ Control ☐
Meander ☐ Property ☐
Rancho ☐ Other ☐

N. _____ E. _____

Elevation _____

Units Metric ☐ U.S. Survey Foot ☐

Horizontal Datum _____

Zone _____ Epoch Date _____

Date of Survey _____ Vertical Datum _____

☐ Complies with Public Resources Code §§8801-8819☐ Complies with Public Resources Code §§8890-8902PLS Act Ref.: ☐ 8765(d) ☐ 8771 ☐ 8773 ☐ Other: _____Corner/Monument: ☐ Left as found ☐ Established ☐ Rebuilt ☐ Pre-Construction☐ Found and tagged ☐ Reestablished ☐ Referenced ☐ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

☐ See sheet #2 for description(s):**SURVEYOR'S STATEMENT**

This Corner Record was prepared by me or under my direction in conformance with

the Professional Land Surveyors' Act on _____.

Signed _____ P.L.S. or R.C.E. No. _____

COUNTY SURVEYOR'S STATEMENT

This Corner Record was received _____

and examined and filed _____.

Signed _____ P.L.S. No. 8384

Title _____ For the County Surveyor

County Surveyor's Comment

EXAMPLE VERTICAL CORNER RECORD

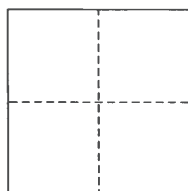
CORNER RECORD

Agency Index _____

Document Number "(NEAREST APN)"

City of SAN DIEGO County of San Diego, California

Brief Legal Description COUNTY OF ORANGE BENCHMARK "1A-XXX-98:



CORNER TYPE

Government Corner ☐ Control ☒
 Meander ☐ Property ☐
 Rancho ☐ Other ☐

Date of Survey 06-09-15 & 11-03-15

COORDINATES (Optional)

N. _____ E. _____

Elevation _____

Units _____ Metric ☐ U.S. Survey Foot ☒

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

☐ Complies with Public Resources Code §§ 8801-8819

☐ Complies with Public Resources Code §§ 8890-8902

PLS Act Ref.: ☐ 8765(d) ☒ 8771 ☐ 8773 ☐ Other:

Corner/Monument: ☒ Left as found ☐ Established ☐ Rebuilt ☒ Pre-Construction

☐ Found and tagged ☐ Reestablished ☒ Referenced ☐ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

☒ See sheet #2 for description(s):

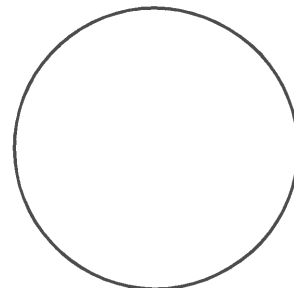
On 06-09-2015, found O.C.S. BENCHMARK STAMPED 1A-XXX-98. BENCHMARK WAS FOUND PER COUNTY OF ORANGE VERTICAL CONTROL DATA SHEET 1A-XXX-98. On 11-03-2015, DESCRIBED ON SHEET 2, SET 2 LEAD AND DISC STAMPED "RM-LS XXXX", ON TOP OF CURB AND A 1- 1/2" IP W/ BRASS DISC STAMPED "BM LS XXXX", FLUSH IN DIRT AT BACK OF WALK.

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with

the Professional Land Surveyors' Act on _____

Signed _____ P.L.S. or R.G.E. No. ????



COUNTY SURVEYOR'S STATMENT

This Corner Record was received _____

and examined and filed _____

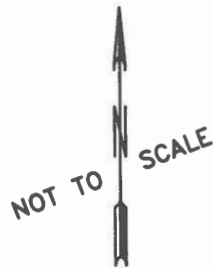
Signed _____ P.L.S. or R.G.E. No. _____

Title For the County Surveyor

County Surveyor's Comment

LEGEND:

- SET L & T W/ 3/4" BRASS DISC STAMPED "RM LSXXX" FLUSH ON TOP OF CURB.
- SET 1" IP W/ 3 1/2" BRASS DISC STAMPED "BM LS XXXX" FLUSH AT BACK OF WALK
- ◆ FOUND 3 3/4" OCS ALUM. BENCHMARK STAMPED "1A-XXX-98"

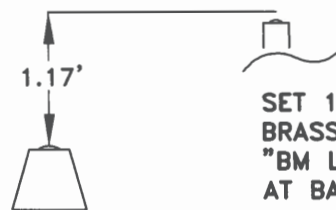


DATA TABLE

LINE	DISTANCE
(A) TO (B)	V.D.=+1.72'
(B) TO (C)	V.D.=+0.55'
(B) TO (C)	H.D.=76.42'
(C) TO (D)	V.D.=-0.78'
(C) TO (D)	H.D.=80.33'
(D) TO (A)	V.D.=+1.95'

MAIN AVE.

PROFILE VIEW - NTS



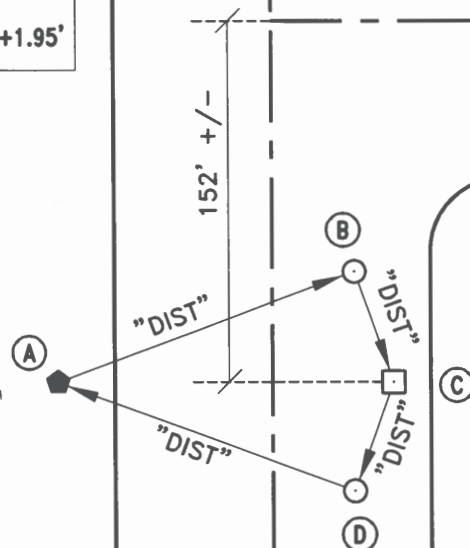
SET 1" IP W/ 3 1/2"
BRASS DISC STAMPED
"BM LS XXXX" FLUSH
AT BACK OF WALK

FOUND 3 3/4" OCS
ALUM. BENCHMARK
STAMPED "1A-XXX-98"

TRACT DATA

FIRST ST.

TRACT DATA

TRACT
DATA

RECORDING REQUESTED BY:

(Surveyor or Engineer)

WHEN RECORDED MAIL TO:

(Name)

(Address)

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

CERTIFICATE OF CORRECTION

PURSUANT TO Section 8770.5 of the Professional Land Surveyors Act,

NOTICE IS GIVEN that Record of Survey (No.) in the (City if applicable,) County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on, (Filing month, day, year) is being amended, and is corrected in accordance with Section 8770.5 of the Professional Land Surveyors Act as follows:

List of Corrections:

- 1) (List each item in format shown)
- 2)

OWNERSHIP STATEMENT

I certify that the following are the names of all the fee owners of the real property reflected on the date of the filing or recording of the original recorded map:

(This information is required by the County Recorder to properly index document in the Grantor/Grantee Index.)

CERTIFICATE OF SURVEYOR (OR ENGINEER)

I further certify that the above Certificate of Correction was prepared by or under the direction and control of the undersigned professional land surveyor or registered civil engineer.

(SEAL)

Name & License number

Date

I, Bryan A. Bradway, for the County Surveyor of the County of San Diego, State of California, certify that I have examined the foregoing Certificate of Correction and I find that the only changes shown hereon are changes provided for by Section 8770.5 of the Professional Land Surveyors Act

(SEAL)

Fee: \$17.00

Bryan A. Bradway, PLS 8384
For the County Surveyor