

**CHECK LIST FOR REVIEW OF SURVEY PLATS
FOR COMPLIANCE WITH
MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS**

NAME OF SURVEYOR: _____ **DATE OF SURVEY:** _____

REVIEWED BY: _____ **DATE:** _____

DESCRIPTION OF SURVEY: _____

GENERAL LAND SURVEY REQUIREMENTS

ALL SURVEY PLATS SHALL SHOW THE FOLLOWING:	<u>YES</u>	<u>NO</u>	<u>NA</u>
1) Name of person for whom the survey was made	_____	_____	_____
2) Date of the survey	_____	_____	_____
3) Surveyor's seal with signature and date	_____	_____	_____
4) Any additional sheets include: seal, signature and date	_____	_____	_____
5) North arrow and reference to bearing system on each sheet with graphics	_____	_____	_____
6) Lettering 0.08" or larger in height	_____	_____	_____
7) Direction of all lines surveyed	_____	_____	_____
8) Horizontal (ground) distances of all lines surveyed in feet or meters	_____	_____	_____
9) All curved lines defined with minimum of two (2) elements: radius, central angle or length of curve	_____	_____	_____
10) Distance and area dimensions representative of actual precision	_____	_____	_____

	<u>YES</u>	<u>NO</u>	<u>NA</u>
11) Sufficient data to locate in the property (distance and direction) in USPLSS, recorded subdivision or other lines or points previously established	_____	_____	_____
12) All controlling corners accepted or restored noted on plat	_____	_____	_____
13) All monumentation noted as found or set	_____	_____	_____
14) Written scale on plat; graphic scale for plats 8½ x 14 or larger	_____	_____	_____
15) Any <u>material</u> variation between measured and record dimensions	_____	_____	_____
16) Plat shall identify title documents for adjoiners as they appear of record	_____	_____	_____
17) Accuracy from class of property being surveyed	_____	_____	_____
18) Certification that survey is in compliance with Missouri Minimum Standards for Property Boundary Surveys	_____	_____	_____

WHEN THE MISSOURI COORDINATE SYSTEM 1983 IS USED:

19) Name of first or second order control station used	_____	_____	_____
20) Coordinates of control station (in meters)	_____	_____	_____
21) Grid factor used	_____	_____	_____
22) Table showing traverse connection with grid bearing to control station or statement of relative positional tolerance of coordinates (in meters) obtained	_____	_____	_____

ADDITIONAL REQUIREMENTS FOR RESURVEYS:

23) Semi-permanent monuments at all exterior corners	_____	_____	_____
24) Show material variations between surveyed boundary lines and lines of possession or previous surveys and exterior corners	_____	_____	_____

YES NO NA

If surveyed from recorded document:

25) Show or reference source of boundary description _____

If surveyed from non-recorded document:

26) Quote description on plat _____

ADDITIONAL REQUIREMENTS FOR ORIGINAL SURVEYS:

27) Semi-permanent monuments at all exterior corners _____

28) Show or reference the record source of the parent parcel _____

29) Show property description of parcel created _____

ADDITIONAL REQUIREMENTS FOR SUBDIVISION SURVEYS: _____

The Recorded Plat Shall Show:

30) Semi-permanent monuments at all exterior corners _____

31) Two permanent monuments per block _____

32) Semi-permanent monuments at all lot corners. Front corners may be monumented by notches or crosses. All monuments shall be set within twelve (12) months from date recorded. _____

33) Show or reference the record source of the parent parcel _____

REQUIREMENTS FOR CONDOMINIUM SURVEYS:

34) Name of condo _____

35) Schematic of entire condo _____

36) Recorded location of original condo plat _____

37) Location and dimension of property not being developed and location of existing improvements _____

	<u>YES</u>	<u>NO</u>	<u>NA</u>
38) Legal description of property being developed	_____	_____	_____
39) Extent of any encroachments	_____	_____	_____
40) Location of all easements	_____	_____	_____
41) Unless shown on plans, the following:			
a) Location and dimension of vertical unit boundaries	_____	_____	_____
b) Location and dimension of horizontal unit boundaries	_____	_____	_____
c) Unit identifying number	_____	_____	_____
42) Location and dimension of limited common elements	_____	_____	_____
43) Definition of elevation datum	_____	_____	_____
44) Location and elevation of bench mark used	_____	_____	_____
45) Required monumentation			
LOCATION OF IMPROVEMENTS - (WHEN REQUESTED)	_____	_____	_____
46) Permanent structures located by:			
a) Minimum of three dimensions	_____	_____	_____
b) Dimensions perpendicular to straight lines	_____	_____	_____
c) Dimensions radial to curved lines	_____	_____	_____
LOCATION OF EASEMENTS - (WHEN REQUESTED)	_____	_____	_____
47) Easements shown on subdivision plat	_____	_____	_____
48) Easements shown on other recorded documents and provided to Surveyor by Client	_____	_____	_____

YES NO NA

GLO CORNER PRESERVATION AND REQUIRED FILING OF CORNER FORMS

49) Permanent monuments at GLO corners

50) The following GLO corners were restored or reestablished and registered with DNR

T, N, R, E or W, Letter No.

1/6/04