

IN THE SENATE

SENATE BILL NO. 1026

BY COMMERCE AND HUMAN RESOURCES COMMITTEE

AN ACT

1 RELATING TO PLATS AND VACATIONS AND RECORDING OF SURVEYS; AMENDING SECTION  
2 50-1304, IDAHO CODE, TO PROVIDE FOR A SURVEYOR'S NARRATIVE; AND AMEND-  
3 ING SECTION 55-1906, IDAHO CODE, TO REVISE PROVISIONS REGARDING RECORDS  
4 OF SURVEY AND TO PROVIDE THAT A RECORD OF SURVEY SHALL CONTAIN A SUR-  
5 VEYOR'S NARRATIVE.  
6

7 Be It Enacted by the Legislature of the State of Idaho:

8 SECTION 1. That Section 50-1304, Idaho Code, be, and the same is hereby  
9 amended to read as follows:

10 50-1304. ESSENTIALS OF PLATS. (1) All plats offered for record in any  
11 county shall be upon stable base drafting film with a minimum base thickness  
12 of 0.003 inches. The image thereon shall be by a photographic process or  
13 a process by which a copy is produced using an ink jet or digital scanning  
14 and reproduction machine with black opaque drafting film ink or fused toner  
15 that will ensure archival permanence. The copy and image thereon shall be  
16 waterproof, tear resistant, flexible, and capable of withstanding repeated  
17 handling, as well as providing archival permanence. If ink or toner is used,  
18 the surface shall be coated with a suitable substance, if required by the  
19 county where the plat is to be recorded, to assure permanent legibility.  
20 Plats shall be eighteen (18) inches by twenty-seven (27) inches in size,  
21 with a three and one-half (3 1/2) inch margin at the left end for binding and  
22 a one-half (1/2) inch margin on all other edges. No part of the drawing or  
23 certificates shall encroach upon the margins. Signatures shall be in repro-  
24 ducible black ink. The sheet or sheets which contain the drawing or diagram  
25 representing the survey of the subdivision shall be drawn at a scale suitable  
26 to ensure the clarity of all lines, bearings and dimensions. In the event  
27 that any subdivision is of such magnitude that the drawing or diagram cannot  
28 be placed on a single sheet, serially numbered sheets shall be prepared and  
29 match lines shall be indicated on the drawing or diagram with appropriate  
30 references to other sheets. The required dedications, acknowledgments and  
31 certifications shall appear on any of the serially numbered sheets.

32 (2) The plat shall show: (a) the streets and alleys, with widths and  
33 courses clearly shown; (b) each street named; (c) all lots numbered consecu-  
34 tively in each block, and each block lettered or numbered, provided however,  
35 in a platted cemetery, that each block, section, district or division and  
36 each burial lot shall be designated by number or letter or name; (d) each and  
37 all lengths of the boundaries of each lot shall be shown, provided however,  
38 in a platted cemetery, that lengths of the boundaries of each burial lot may  
39 be shown by appropriate legend; (e) the exterior boundaries shown by dis-  
40 tance and bearing; (f) descriptions of survey monuments; (g) point of begin-  
41 ning with ties to at least two (2) public land survey corner monuments in one  
42 (1) or more of the sections containing the subdivision, or in lieu of public

1 land survey corner monuments, to two (2) monuments recognized by the county  
 2 surveyor; and also, if required by the city or county governing bodies, give  
 3 coordinates based on the Idaho coordinate system; (h) the easements; (i) ba-  
 4 sis of bearings, bearing and length of lines, graphic scale of plat and north  
 5 arrow; ~~and~~ (j) subdivision name; and (k) narrative as described in section  
 6 55-1906, Idaho Code.

7 (3) When coordinates in the Idaho coordinate system are shown on a plat,  
 8 the plat must show the national spatial reference system monuments and their  
 9 coordinates used as the basis of the survey; the zone; the datum and adjust-  
 10 ment; and the combined adjustment factor and the convergence angle and the  
 11 location where they were computed.

12 SECTION 2. That Section 55-1906, Idaho Code, be, and the same is hereby  
 13 amended to read as follows:

14 55-1906. RECORDS OF SURVEY -- CONTENTS. The records of survey shall,  
 15 at a minimum, show:

16 (1) All monuments found or set or reset or replaced, or removed, de-  
 17 scribing their kind, size, location using bearings and distances, and giving  
 18 other data relating thereto;

19 (2) Evidence of compliance with chapter 16, title 55, Idaho Code, in-  
 20 cluding instrument numbers of the most current corner records related to the  
 21 survey being submitted and instrument numbers of corner records of corners  
 22 which are set in conjunction with the survey being submitted; basis of bear-  
 23 ings, bearing and length of lines, graphic scale of map, and north arrow;

24 (3) Section, or part of section, township and range in which the survey  
 25 is located and reference to surveys of record within or crossing or adjoining  
 26 the survey;

27 (4) Certificate of survey;

28 (5) Ties to at least two (2) public land survey corner monuments of  
 29 record in one (1) or more of the sections containing the record of survey, or,  
 30 in lieu of public land survey corners, to two (2) corners of records recog-  
 31 nized by the county surveyor. Records of survey which are within previously  
 32 platted subdivisions of record need not be tied to public land survey corner  
 33 monuments; and

34 (6) Surveyor's narrative. The narrative must explain:

35 (a) The purpose of the survey and how the boundary lines and other lines  
 36 were established or reestablished and the reasoning behind the deci-  
 37 sions;

38 (b) Which deed records, deed elements, survey records, found survey  
 39 monuments, plat records, road records, or other pertinent data were  
 40 controlling when establishing or reestablishing the lines; and

41 (c) For surveys that contain a vertical component, the narrative  
 42 shall show the benchmarks used, the vertical datum referenced, and the  
 43 methodology used to achieve the elevations.