

Missouri Society of Professional Surveyors

SPRING WORKSHOP

April 30 - May 1, 2021

LODGE OF FOUR SEASONS

315 Four Seasons Drive

Lake Ozark, MO 65049

Missouri Standards for Corner Documentation

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**Missouri Standards for
Corner Documentation**

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MSPS Spring Workshop
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Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions
PURPOSE: This rule defines the various technical
and legal terms used in Chapter 17.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions
(1) Alteration of a corner, changing the physical
monumentation of a corner or adding witness
accessories.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(2) Corners of the United States Public Land Survey, those points that determine the boundaries of the various subdivisions represented on the official plat such as the township corner, the section corner, the quartersection corner, blank quarter section corners, fractional section corner, center of section, grant corner, lot corner, and meander corner.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(3) Date of the field work, the date on which the monument was physically altered or removed and referenced.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(4) Existent corner, a corner whose position can be identified by verifying the evidence of the original monument or its accessories, or by some physical evidence described in the field notes, or located by an acceptable supplemental survey record or some physical evidence thereof, or by testimony.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(4) The physical evidence of a corner may have been entirely obliterated but the corner will be considered existent if its position can be recovered through the testimony of one (1) or more witnesses who have a dependable knowledge of the original location. A legally reestablished corner shall have the same status as an existent corner.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(5) Lost corner, a corner whose position cannot be determined, beyond reasonable doubt, either from traces of the original marks or from acceptable evidence or testimony that bears upon the original position.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(6) Monument, the physical object which marks the corner point determined by the surveying process. The accessories, such as bearing trees, bearing objects, reference monuments, mounds of stone, and other similar objects that aid in identifying the corner position, are also considered a part of a corner monument.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(7) Reestablishment of a corner, the monumentation of a lost corner whose position has been determined by proportionate measurement.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(8) Reference monument, a monument set in such a manner and location that the position of the actual corner can be located from it by direction and distance or by two (2) distances when two (2) reference monuments are set.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(9) Removal of a corner, the complete elimination of an existing corner monument.

Missouri Standards for Corner Documentation

20 CSR 2030-17.010 Definitions

(10) Restoration of a corner, the alteration of an existent corner.

Missouri Standards for Corner Documentation

20 CSR 2030-17.020 Authorization for Removal or Alteration of Corners

PURPOSE: This rule identifies who is authorized to alter or remove a corner of the United States Public Land Survey and how to obtain permission from the Department of Agriculture.

Missouri Standards for Corner Documentation

20 CSR 2030-17.020 Authorization for Removal or Alteration of Corners

Only a professional land surveyor is authorized to remove, alter, restore, or reestablish a corner of the United States Public Land Survey. Any professional land surveyor who removes, alters, restores, or reestablishes a corner of the United States Public Land Survey shall report his actions by filing an approved document with the Missouri Department of Agriculture, Land Survey Program within ninety (90) days from the date of the field work.

Missouri Standards for Corner Documentation

20 CSR 2030-17.020 Authorization for Removal or Alteration of Corners

The permission required by section 60.550, RSMo, is granted upon filing the approved document with the Missouri Department of Agriculture Land Survey Program

Missouri Standards for Corner Documentation

20 CSR 2030-17.020 Authorization for Removal or Alteration of Corners

60.550. Ownership of markers in department, unauthorized tampering prohibited, duty to prosecute. — The custody and ownership of the original United States public land survey corners and accessories, including all restoration and replacements thereof and all accessories, belonging to the state of Missouri is hereby transferred to the department of agriculture.

Missouri Standards for Corner Documentation

20 CSR 2030-17.020 Authorization for Removal or Alteration of Corners

60.550. Ownership of markers in department, unauthorized tampering prohibited, duty to prosecute. — The department of agriculture shall see that the markers are maintained, and the alteration, removal, disfiguration or destruction of any of the corners or accessories, without specific permission of the department of agriculture, is an act of destruction of state property and is a misdemeanor.

Missouri Standards for Corner Documentation

20 CSR 2030-17.020 Authorization for Removal or Alteration of Corners

60.550. Ownership of markers in department, unauthorized tampering prohibited, duty to prosecute. — Any person convicted thereof shall be punished as provided by law. Each of the several prosecuting attorneys is specifically directed to prosecute for the violation of this section for any act of destruction which occurs in his county.

Missouri Standards for Corner Documentation

20 CSR 2030-17.050 Monumentation

PURPOSE: This rule prescribes the type of monument to be installed to preserve the position of the United States Public Land Survey Corner

Missouri Standards for Corner Documentation

(1) All corner monuments, witness monuments, and reference monuments shall be permanent monuments of a type providing a degree of permanency consistent with that of the adjacent terrain and physical features. Monuments shall meet the requirements for a permanent monument in accordance with the Missouri Standards for Property Boundary Surveys

Missouri Standards for Corner Documentation

(2) In such cases where the placement of a required corner monument at its proper location is impractical, it shall be permissible to set a reference or witness monument or mark near that point, and if such reference monument or mark is set, its location shall be properly shown on the certified land corner document.

Missouri Standards for Corner Documentation

(3) All monuments shall be marked and designated in accordance with the Bureau of Land Management (BLM) system of marking monuments that furnishes ready identification of the position of the monument which bears the mark. Letters and numerals should be carefully stamped with three-sixteenths inch (3/16") or one-eighth inch (1/8") steel dies and should always be made to read from the south. Lines and crosses should be made with a sharp cold chisel. The precise position shall be marked by a point, cross, or appropriate symbol on the monument.

Missouri Standards for Corner Documentation

(4) Where possible, four (4) reference ties (distance and direction) to durable objects will be made to provide the means for restoring the position of the marked corner if the monument is disturbed. Durable objects include, but are not restricted to: house corners, marks on concrete structures or pavement, marks on ledge or bedrock, trees, additional permanent monuments, fence posts, utility poles, and crosses on curbs. All durable objects and reference ties shall be fully described on the document.

Missouri Standards for Corner Documentation

(5) In some special cases where an existing monument is found and it is deemed appropriate to preserve the monument in its original location, a reference or witness monument may be installed nearby.

Missouri Standards for Corner Documentation

(6) At locations where a stone, iron pin, pipe, or other monument is to be replaced by a permanent monument, the existing monument will be removed and buried or placed alongside the permanent monument in such a manner that it will not be confused with the permanent monument.

Missouri Standards for Corner Documentation

20 CSR 2030-17.040 Procedure for Filing Documents

PURPOSE: This rule describes the procedure for filing certified land corner documents with the Department of Agriculture.

Missouri Standards for Corner Documentation

20 CSR 2030-17.040 Procedure for Filing Documents

(1) Approved documents shall be filed with the Department of Agriculture, Weights, Measures and Consumer Protection Division, Land Survey Program, PO Box 937, Rolla, MO 65402-0937. Documents filed with the county recorder must first be filed with the Department of Agriculture.

Missouri Standards for Corner Documentation

20 CSR 2030-17.040 Procedure for Filing Documents

(2) Certified Land Corner Document and Resident Witness Affidavit forms may be obtained in a reasonable number from the Department of Agriculture, Weights, Measures and Consumer Protection Division, Land Survey Program, PO Box 937, Rolla, MO 65402.

(3) There is no fee for filing these documents.

Missouri Standards for Corner Documentation

20 CSR 2030-17.040 Procedure for Filing Documents

(4) Filing of corner documentation with the Department of Agriculture does not create an implied warranty by either the professional land surveyor or the Department of Agriculture as to conclusive evidence of the corner location.

Missouri Standards for Corner Documentation

2 CSR 90-61.060 Approved Documents

PURPOSE: This rule prescribes the form of the document to be filed with the Department of Agriculture.

Missouri Standards for Corner Documentation

2 CSR 90-61.060 Approved Documents

(1) An approved document may be any one (1) of the following: (A) Certified Land Corner Document form and (B) Special form approved by the Department of Agriculture.

Missouri Standards for Corner Documentation

2 CSR 90-61.060 Approved Documents

(2) Preparation of Certified Land Corner Document Forms. All information (except drawings) will be typed or completed in black ink. Lettering or typing shall not be less than eight-hundredths inch (0.08") in height. Drawings may be made in black pencil so long as all drawings will make sharp and clear copies.

Missouri Standards for Corner Documentation

2 CSR 90-61.060 Approved Documents

(A) The following information shall be included on all corner forms: 1. The description of the original monument, witness ties and any subsequent restorations, including the date of the survey, the document reference book and page and/or microfilm location and the surveyor of record. Original survey notes need not be given in urban or built-up areas;

Missouri Standards for Corner Documentation

2 CSR 90-61.060 Approved Documents

2. Signature and seal of the professional land surveyor;
3. Date of the survey field work;
4. Basis of bearing system used;
5. Description of the monument, monument marking and witness/reference ties;
6. Comprehensive sketch of the corner location sufficient to find the monument; and
7. Coordinates referenced to the Missouri Coordinate System of 1983, if known.

Missouri Standards for Corner Documentation

2 CSR 90-61.060 Approved Documents

(B) The following additional information is required for forms showing the restoration or alteration of existing corner monuments:

1. Description of the evidence found indicating the corner is existent;
2. Resident witness affidavits, when the corner is restored from testimony;
3. Distances and directions used to retrace prior evidence.

Missouri Standards for Corner Documentation

2 CSR 90-61.060 Approved Documents

(C) The following additional information will be required for reestablished corners:

1. Statement of the method used to reestablish the corner; and
2. Distances and bearings used in the reestablishment procedure.
