

**NEVADA STATE BOARD OF
PROFESSIONAL ENGINEERS
AND
LAND SURVEYORS**



**PLS Standards of Practice
Committee Meeting
March 17, 2022
Teleconference Meeting**

1. Meeting Call to Order

2. Public Comment

3. Approval of Minutes
PLS Standards
of Practice
Committee Meeting
February 25, 2021

NEVADA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
Minutes of the PLS Standards of Practice Committee Meeting
Held virtually, Thursday, February 25, 2021

Participating in the meeting were Chairman Matthew Gingerich, PLS; Jason Higgins, PLS; Michael Kidd, PLS; and Mark Cormier, PLS. Committee members Wayne Handrock, PLS; and Dan Church, PLS, were excused from the meeting. Also joining were Patty Mamola, Executive Director; Murray Blaney, Operations/Compliance; and Louisa Kern, Administrative Assistant.

1. Meeting conducted by Matt Gingerich, call to order and roll call to determine presence of quorum.

Mr Gingerich called the meeting to order at 2:00pm. Those participating introduced themselves.

2. Public comment period.

There was no public comment.

3. Discuss regulations related to standards of practice for land surveying, refer to Addendum A for list of regulations.

Mr Gingerich said, reflecting on the last few meetings and the fact that these regulations have not been updated for a significant period of time, I think we should take a step back and look at the bigger picture. We are not under a time crunch and we have opportunity to add real clarity to the regulations by removing any that are unnecessary and focusing in on our mission of public protection.

Ms Mamola agreed that reviewing all the regulations together and taking our time, gave an opportunity to get it right. The goal is public protection and that's what we should be thinking about when we're doing the regulations, with a mind on what's currently missing to protect the public and what public entity issues we see that we need to address.

Mr Gingerich said a first step maybe to ask the agencies specifically where they are seeing issues, where are the standards lacking clarity.

Ms Mamola said for committee members that don't deal with regulations all the time, regulations are there to support the statutes. We really need to go back to the statutes and see what they say about surveying and then see where the gaps are that we need to fill in to address these other issues, in particular agency concerns. Ms Mamola added we should just set aside what the current regs are and go back to square one. Look at the statutes and match to relevant regulations and identify the gaps. We can then review regulations from other states to help address where we are deficient. Ms Mamola said we also need to be cognizant of the current regulatory climate. There is an attitude about anti-regulation, so we need to look at how we can reduce the regulations and only have those regulations that are absolutely necessary to address land surveyor standards of practice.

Mr Gingerich asked if the committee members were in favor of the suggested direction.

Mr Kidd said he agreed. But we also need be sure there is enough in the regulations that when licensees are underperforming there is something to point to and be able to say this is where you deviated from an accepted standard and balance with not getting the regulation too heavy – that's the fine line that this group has to walk.

Mr Higgins agreed that the committee needs to be mindful of over-regulation, but we also can't pare the regulations down so far that the practitioner is not going to be able to glean what they need to do. Striking that balance with all of that is going to be you know challenging for all of us, because there's stuff I know that all of us want to see in there to give the regulatory authorities something to point to, to give the practitioner something to follow so they fully understand what their responsibilities are while still maintaining protection of the public.

Mr Cormier said as someone formerly in private practice who is new to the agency perspective, I am constantly amazed at the excuses I get from people that have a lack of information or lack of surveying on their plans that need to be addressed. I have had a good glimpse of where the issues are and what we will need to cover. Mr Cormier added we need regulations that are clear and to the point – they don't need to be overly elaborate as some states are – to where we can sit down with a licensee and refer to a regulation and say you didn't this.

Ms Mamola said it would be helpful if Mr Cormier could forward a list of issues he sees on a regular basis. (ACTION Item)

Mr Cormier said he would. He added working with the current regulations he found them fragmented and several covered the same thing. Starting fresh without bias would be the best approach and using a style similar to the NSPS model rules, that are short and concise.

Mr Higgins said to be considered when the committee gets to the point of drafting new language is the consideration of the word *must* versus *shall*. New ALTA standards went into effect yesterday and the national committee decided to move away from the word *shall* within those regs due to a 2005 Supreme Court case that actually determined the word *shall* also means *maybe*. Mr Higgins said he would share the information with the group. (ACTION Item)

Mr Kidd said to develop a broader framework of issues, we should connect with a number of agencies around the state and ask them to put together a bullet point list of issues they are experiencing related to standard of care.

Mr Gingerich agreed. He said Mr Handrock who is the Washoe County Surveyor was unable to attend today's meeting would be a good source. He added he would ask Mr Handrock to forward a list to the committee. (ACTION Item)

Ms Mamola said when the lists are received from Mr Cormier and Mr Handrock, we will combine them and forward that information to other entities for their input. (ACTION Item)

Mr Kidd said following comment from additional agencies and when we have a little better framework on how the regulation review will move forward, we should consider inviting agency staff to participate in some of the committee meetings as a guest and involve them in the discussion moving

forward. (ACTION Item)

Ms Mamola said the next steps will be to get the list of issues from major agencies and then recirculate to the rural counties for their thoughts. Staff will pull and review all statutes relating to land surveying and match with current regulations to do a gap analysis. Ms Mamola continued, when we have reached that point, we will connect with the committee to schedule a meeting to discuss the findings. (ACTION Item)

4. Public comment period.

There was no public comment.

5. Adjourn

Mr Gingerich thanked the committee members for their participation and adjourned the meeting at 2:28pm.

Respectfully,

Patty Mamola
Executive Director

4. Discuss Regulations Related to Standards of Practice for Land Surveying

ADDENDUM A

10-YEAR REVIEW OF NEVADA ADMINISTRATIVE CODE- CHAPTER 625 - PROFESSIONAL ENGINEERS AND LAND SURVEYORS

STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS		STATUTES related to NAC	LEAD	COMMENTS	ADD'L COMMENTS
General Provisions					
625.651	"Positional certainty" defined.	NRS 625.140: 625.250	PLS Stds Comm	PLSSC 12/9 no update needed	PLSSC 12/9/20 no update needed
625.655	Applicability of statutes and regulations.	NRS 625.140: 625.250	PLS Stds Comm	PLSSC 12/9 no update needed	Staff 3/1/22 - recommend review consideration
625.660	Responsibility for compliance with standards of practice.	NRS 625.140: 625.250	PLS Stds Comm	PLSSC 12/9 no update needed	Staff 3/1/22 - recommend repeal regulation
625.662	Units of measurement.	NRS 625.140: 625.250; NRS 327.030	PLS Stds Comm	PLSSC 12/9 no update needed	PLSSC 12/9/20 no update needed
625.664	Positional certainty: Minimum confidence level.	NRS 625.140: 625.250	PLS Stds Comm	PLSSC 12/9 no update needed	PLSSC 12/9/20 no update needed
625.666	Positional certainty: Horizontal and vertical components of certain land surveys.	NRS 625.140: 625.250	Gingerich	PLSSC 1/20	PLSSC 1/20/21
625.668	Positional certainty: Horizontal and vertical positions of monuments.	NRS 625.140: 625.250	Gingerich	PLSSC 1/20	Staff 3/1/22 - recommend repeal regulation
Land Boundary Surveys					
625.670	Required research, identifications, measurements and computations.	NRS 625.140: 625.250	Cormier	PLSSC 1/20	PLSSC 1/20/21
625.680	Disagreements concerning measurements or positions of monumented corners.	NRS 625.140: 625.250	Cormier	PLSSC 1/20	PLSSC 1/20/21
625.690	Location of corners, boundaries and monuments.	NRS 625.140: 625.250; 625.380	Church	PLSSC 1/20	Staff 3/1/22 - recommend repeal regulation
625.700	Report to client of discrepancies concerning boundary lines.	NRS 625.140: 625.250	Higgins	PLSSC 1/20	Staff 3/1/22 - recommend combine with NAC 625.680
625.710	Identification and description of monuments.	NRS 625.140: 625.250; NRS Chapter 327	Higgins	PLSSC 1/20	PLSSC 1/20/21
625.720	Drawing of survey; certification.	NRS 625.140: 625.250; 625.340: 625.350; 625.565	Higgins	PLSSC 1/20	Staff 3/1/22 - recommend repeal regulation
625.740	Classifications of surveys; use of classifications and requirements for positional certainty.	NRS 625.140: 625.250	Gingerich	PLSSC 1/20	PLSSC 1/20/21
Construction Surveys					
625.760	Contract drawings and specifications; special instructions.	NRS 625.140: 625.250	Kidd	PLSSC 1/20	Staff 3/1/22 no update recommended
625.765	Establishment of final location of points.	NRS 625.140: 625.250		PLSSC 1/20	Staff 3/1/22 - recommend repeal regulation
625.770	Verification of location of certain points; notification of insufficient dimensions or details.	NRS 625.140: 625.250		PLSSC 1/20	Staff 3/1/22 no update recommended
625.775	Positional certainties for marking locations of proposed fixed works.	NRS 625.140: 625.250		PLSSC 1/20	Staff 3/1/22 no update recommended
625.780	Sketches, cut sheets and field notes.	NRS 625.140: 625.250		PLSSC 1/20	Staff 3/1/22 - recommend repeal regulation
625.785	Verification surveys; Exchange of information.	NRS 625.140: 625.250		PLSSC 1/20	Staff 3/1/22 no update recommended
Miscellaneous Provisions					
625.790	Preparation of legal description of property.	NRS 625.140: 625.250	PLS Stds Comm	PLSSC 12/9 no update needed	PLSSC 12/9/20 no update needed
625.795	Duties regarding geographic information systems.	NRS 625.140: 625.250	PLS Stds Comm	PLSSC 12/9 eliminate reg	PLSSC 12/9/21 eliminate reg
For Additional Consideration					
NRS 625.095	Persons exempt from provisions concerning licensure.	revision to section 2.c.	Staff	update the certification ref.	Staff 3/3/22 - recommend review consideration

State Board of Engineer/Surveyor Submittal Deficiency List

1. Quality Control check prior to submittal! It seems like nobody is performing a good in-house QC review prior to submittal.
Not looking for perfection, everyone will miss something, including the reviewer. Maps get submitted with numerous spelling errors, AutoCAD has spell check, this should not happen. Examples of what I feel show a complete lack of review; City's Surveyor certificate is for another entity; the title, basis of bearing, or legal description is for a completely different project; a commercial subdivision is submitted, but the owner's certificate is from the parcel map template. Mistakes like these make it obvious that the person stamping the map did not review it. I have called surveyors that have submitted maps with these issues, the comments are always the same, their technician prepared the map and they didn't have time to review or surveyors' that work for themselves will tell me they have no one to review their work.
2. IGNORING PLAN REVIEW COMMENTS. No acknowledgement they saw the comment, no response or change in mapping, no follow up questions asked on their part. They simply turn the maps back in with the comment un-addressed, and this can happen for several re-submittals.
3. Not checking for updated codes, standard drawings, standard notes, etc. when submitting maps or surveys. The City of Henderson has mapping templates available online in PDF format and in AutoCAD drawing files. They not only have all the city jurats, but they also give specific requirements needed for City mapping.
4. General overall poor quality of the drafting of the mapping can make it difficult to follow and review. Examples are multiple monument symbols, but they are at such a small scale they are not distinguishable from one another; multiple distances along a line course but without any crow's feet it is difficult to tell what the distances go to; maps will have the same line type for everything, section lines, row line, property lines, easements, nothing stands out; lack of details is a big issue, there could be several line and curve courses over a short distance, all the geometry is on the map but you are left guessing the order.
5. Lack of quality survey content. The biggest issue is insufficient boundary search. The survey needs to include the subject parcel and all adjoining parcels or tracts that have a direct impact to the survey and a sufficient breakdown of the section. Also, it is not uncommon to have to inform surveyors that they missed existing monuments. A reasonable effort should be made to search for subsurface monuments. Found monument is not acceptable, descriptions should be calling out size, cap material and map reference.
6. We need to address the issue of surveyors not holding existing monuments. I have reviewed maps where the surveyor showed several existing monuments but called them all out and gave no explanation as to why or what the actual basis of the survey was.

State Board of Engineer/Surveyor Submittal Deficiency List

1. Quality Control check prior to submittal! It seems like nobody is doing a good in-house QC review prior to submittal.
2. IGNORING PLAN REVIEW COMMENTS. No acknowledgement they saw the comment, no response or change in design on the plan, no follow up questions asked on their part. They simply turn the plans back in with the comment un-addressed, and this can happen for several re-submittals.
3. Not checking for updated codes, standard drawings, standard notes, etc when designing their projects.
4. Not using agency specific addendums to county standard drawings
5. Super narrow lots and streets cause underground utility issues. When a lot or street is not wide enough the underground utilities cannot meet minimum code requirements for separations, standard locations and surface conflicts.
6. Provide a narrative of proposed changes in revisions.
7. General overall poor quality of the drafting of the plan set.
8. Plans are submitted with sheets that are missing the Professional's Stamp and signature.
9. Plans are submitted with changes from the approved Tentative Map with no explanation, this makes it hard for staff to compare for conformance.
10. Design by review, a.k.a. submitting 60% plans.

Murray Blaney

Subject: FW: [INTERNET] FW: NVBPELS PLS Standards of Practice Committee Meeting Feb 25, 2021 - Meeting Materials

From: Handrock, Wayne <WHandrock@washoecounty.gov>

Sent: Thursday, February 24, 2022 11:07 AM

To: Gingerich, Matt (NV Energy) <Matt.Gingerich@nvenergy.com>

Cc: Philumalee, Matthew <MPhilumalee@washoecounty.gov>

Subject: RE: [INTERNET] FW: NVBPELS PLS Standards of Practice Committee Meeting Feb 25, 2021 - Meeting Materials

You don't often get email from whandrock@washoecounty.gov. [Learn why this is important](#)

THIS MESSAGE IS FROM AN EXTERNAL SENDER.

Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. [Learn to spot a phishing message](#)

Hi Matt,

Probably the largest problem I have with incoming maps is poor quality control. The result is our redlines are basically the quality control for the some of the firms. There are a handful of surveyors/firms that have the bulk of these.

Probably the second prominent problem is not showing enough of the boundary resolution to determine how they determined the boundary. As County Surveyor, I don't believe I should be second guessing the resolution. However, I do look at evidence shown on the map to make sure it can be ascertained from the monuments shown. In some cases it can be solved with a surveyor's narrative. This could be splitting improvements on some of the older sections of town that just don't have much monumentation to be found. The other main cause are found monuments that are not shown, whether it is monuments off the map or some of the monumentation on a frozen layer.

Poor quality control is by far the biggest problem we see. The vast majority of the time, the lack of shown resolution is just a lack of shown information and can be taken care of with a minimal edits by the surveyor.

I hope this helps,

Sincerely,

Wayne Handrock



Wayne Handrock, PLS

County Surveyor | Community Services

whandrock@washoecounty.us | Office: 775.328.2318 | Fax: 775.328.3699

1001 E. 9th Street, Reno, NV 89512



From: Gingerich, Matt (NV Energy) <Matt.Gingerich@nvenergy.com>

Sent: Tuesday, February 1, 2022 10:16 AM

To: Handrock, Wayne <WHandrock@washoecounty.gov>

NAC 625.651 “Positional certainty” defined. ([NRS 625.140](#), [625.250](#)) As used in [NAC 625.651](#) to [625.795](#), inclusive, “positional certainty” means a measurement of the relative accuracy of positions with respect to the location of a controlling monument.

(Added to NAC by Bd. of Professional Eng’rs & Land Surv., eff. 11-14-97)

No changes recommended for NAC 625.651 – 3/1/2022

The statute below is cited in NAC 625.651 and is included for reference

NRS 625.250 *Duties of Board concerning professional land surveyors; regulations.* The Board shall:

1. *Administer the provisions and requirements of this chapter concerning professional land surveyors.*

2. *Make and enforce such regulations as are necessary to carry out those provisions.*

[Part 12:198:1919; added [1947, 797](#); 1943 NCL § 2875.05b] — (NRS A [1989, 783](#); [1991, 2243](#))

NAC 625.655 **Applicability of statutes and regulations.** ([NRS 625.140](#), [625.250](#)) When engaging in the practice of land surveying in this State, a professional land surveyor shall apply all applicable statutes and regulations, ~~in addition to the minimum standards of practice for professional land surveyors established in NAC 625.651 to 625.795, inclusive.~~

(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92; A by Bd. of Professional Eng'rs & Land Surv., 11-14-97)

Edits made so applicable statutes and regulations do not need to be specifically referenced (they are numerous and are spread over a number of different chapters) – 3/1/2022

~~NAC 625.660—Responsibility for compliance with standards of practice. (NRS 625.140, 625.250)
Responsibility for adherence to the minimum standards of practice for engaging in the practice of land surveying rests with the professional land surveyor in responsible charge of the work. Failure on the part of any Nevada professional land surveyor to comply with these minimum standards may be considered by the Board as evidence of gross negligence, professional incompetence or misconduct in the practice of land surveying.
—(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92; A by Bd. of Professional Eng'rs & Land Surv., 11-14-97)~~

Consider the repeal of this regulation. A licensed professional does not need to be reminded in regulation that being in responsible charge of work means adhering to the statutes and regulations relating to their profession and the work performed – 3/3/2022.

NAC 625.662 Units of measurement. ([NRS 625.140](#), [625.250](#))

1. Lineal measurements on a survey may be expressed in feet or meters. Measurements of area may be expressed in acres, square feet, hectares or square meters. If any measurement is reported in metric units, the professional land surveyor shall include on the survey the information necessary to convert the measurement to its nonmetric equivalent.

2. As used in this section, the words “foot” and “meter” have the meanings ascribed to them in [NRS 327.030](#).

(Added to NAC by Bd. of Professional Eng’rs & Land Surv., eff. 11-14-97)

No changes recommended for NAC 625.662, although NRS 327.030 will need a BDR to update section 3 (a) to the *International Foot* - 3/1/2022

The statute below is cited in NAC 625.662 and is included for reference

NRS 327.030 Plane coordinates.

1. *The plane coordinates of a point on the earth’s surface, to be used in expressing the location of the point in the appropriate zone, must consist of two distances, expressed in:*

(a) *Feet and decimals of a foot under the Nevada Coordinate System of 1927; or*

(b) *Meters and decimals of a meter under the Nevada Coordinate System of 1983.*

→ *One of these distances, to be known as the “x-coordinate,” must give the position in an east-and-west direction; the other, to be known as the “y-coordinate,” must give the position in a north-and-south direction.*

2. *These coordinates must be made to conform to the values of the plane rectangular coordinates for the monumented stations of the North American Horizontal Geodetic Control Network, as published by the National Geodetic Survey of the National Oceanic and Atmospheric Administration or the federal agency which succeeds it, and whose plane coordinates have been computed on the systems defined in this chapter. Any such station may be used for connecting a survey to either Nevada coordinate system.*

3. *As used in this section:*

(a) *“Foot” means the United States Survey Foot.*

(b) *“Meter” means exactly 39.37 inches.*

[3:84:1945; 1943 NCL § 5589.02] — (NRS A [1983, 1340](#); [1987, 392](#))

NAC 625.664 Positional certainty: Minimum confidence level. ([NRS 625.140](#), [625.250](#)) For the purposes of [NAC 625.651](#) to [625.795](#), inclusive, the positional certainty of a point or monument or of the horizontal or vertical component of a survey must be based upon a confidence level of not less than 95 percent.

(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)

No changes recommended for NAC 625.664 – 3/1/2022

NAC 625.666 Positional certainty: Horizontal and vertical components of certain land surveys.
 (NRS 625.140, 625.250)

1. The requirements for positional certainty for the horizontal component of land boundary, topographic, control and geodetic surveys are as follows:

Type of Survey	Positional Certainty	
	Meters	U.S. Survey Feet
Land Boundary Surveys		
High Urban.....	±0.02 m	±0.05 ft
Low Urban.....	±0.04 m	±0.15 ft
High Rural.....	±0.1 m	±0.3 ft
Low Rural.....	±0.15 m	±0.5 ft
Control and Geodetic Surveys		
Precise Measurement Studies.....	±0.001 m to ±0.01 m	±0.002 ft to ±0.03 ft
State Network.....	±0.02 m	±0.05 ft
County Network.....	±0.04 m	±0.15 ft
Local Network.....	±0.06 m	±0.2 ft
Photogrammetric Control.....	±0.06 m to ±1 m	±0.2 ft to ±3 ft
Topographic Surveys		
Engineering Design Surveys.....	±0.01 m to ±0.1 m	±0.03 ft to ±0.3 ft
Planning Study Surveys.....	±0.02 m to ±0.05 m	±0.05 ft to ±0.15 ft
Utilities Mapping.....	±0.15 m	±0.5 ft
Feature Mapping.....	±0.3 m	±1 ft
Resource Mapping.....	±0.5 m to ±100 m	±1.5 ft to ±330 ft

2. The requirements for positional certainty for the vertical component of land boundary, control, geodetic and topographic surveys are as follows:

Type of Survey	Positional Certainty	
	Meters	U.S. Survey Feet
Land Boundary Surveys.....	±0.05 m	±0.15 ft
Control and Geodetic Surveys		
Other Than Photogrammetric Control Surveys.....	±0.005 m to ±0.03 m	±0.02 ft to ±0.1 ft
Photogrammetric Control Surveys.....	±0.03 m to ±0.5 m	±0.1 ft to ±1.5 ft

Type of Survey

Positional Certainty

Meters

U.S. Survey Feet

Topographic Surveys.....

National Map Accuracy Standards

3. For the purposes of this section, the National Map Accuracy Standards, as they existed on November 14, 1997, are hereby adopted by reference. A copy of the National Map Accuracy Standards may be obtained from the United States Geological Survey, Department of the Interior, 12201 Sunrise Valley Drive, Reston, Virginia 20192, at no cost.

(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)

MG + 1 PLS to provide recommended revisions to NAC 625.666 – 3/1/2022

~~NAC 625.668—Positional certainty: Horizontal and vertical positions of monuments. (NRS 625.140, 625.250)—When conducting a land boundary, topographic, control or geodetic survey, a professional land surveyor shall ensure that the horizontal and vertical positions of the monuments established by the surveyor comply with the requirements for positional certainty set forth in NAC 625.666.~~

~~—(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)~~

Consider the repeal of this regulation. Appears to be restating what is written in NAC 625.666 – 3/1/2022.

NAC 625.670 Required research, identifications, measurements and computations. ([NRS 625.140](#), [625.250](#)) In conducting a land boundary survey, a professional land surveyor shall:

1. Search pertinent documents, including, but not limited to, maps, deeds, title reports, title opinions and the records of the U.S. Public Land Survey System.
2. Thoroughly examine the information and data acquired.
3. Diligently search for and identify monuments and other physical evidence which could affect the location of the boundaries of the property being surveyed.
4. Conduct field measurements necessary to relate adequately the position of all apparent evidence pertinent to the boundaries of the property being surveyed.
5. Make computations to verify the correctness of field data acquired and confirm that results of measurements are within acceptable limits of tolerance. Computations must be made to determine the relative positions of all found evidence.

6. Provide a written narrative on boundary analysis when clarity is needed to support statements of fact.

(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92; A by Bd. of Professional Eng'rs & Land Surv., 11-14-97)

Consider adding section relating to the inclusion of a narrative – 3/1/2022

NAC 625.680 Disagreements concerning measurements or positions of monumented corners.

([NRS 625.140](#), [625.250](#)) If a professional land surveyor has a material disagreement with the measurements or monumented corner positions of another land surveyor, the professional land surveyor ~~shall~~ **must** contact the other land surveyor and attempt to resolve the disagreement.

(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92)

Consider combining NAC 625.680 and NAC 625.700, and changing *shall* to *must* – 3/1/2022

~~NAC 625.690—Location of corners, boundaries and monuments. (NRS 625.140, 625.250)~~

~~—1.—The professional land surveyor shall make a final analysis and reach a conclusion as to the most probable location of corner positions and boundary lines.~~

~~—2.—A professional land surveyor shall set monuments pursuant to the provisions of [NRS 625.380](#) and all applicable local ordinances.~~

~~—(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92; A by Bd. of Professional Eng'rs & Land Surv., 11-14-97)~~

Consider the repeal of NAC 625.690, section 1 seems unnecessary to be stated in regulation, and section 2 is already stated in NRS 625.380. – 3/1/2022

The statute below is cited in NAC 625.690 and is included for reference

NRS 625.380 Requirements for monuments.

1. Except as otherwise provided in subsection 3, monuments set must be sufficient in number and durability and efficiently placed so as not to be readily disturbed to ensure, together with monuments already existing, the perpetuation of facile re-establishment of any point or line of the survey.

2. Any monument set by a professional land surveyor to mark or reference a point on a property or boundary line must be permanently and visibly marked or tagged with the number of the license of the professional land surveyor setting it, each number to be preceded by the letters "P.L.S."

3. Except as otherwise provided in subsection 4, if a monument cannot be set or reset because of steep terrain, water, marsh or existing structures, or if it would be obliterated as a result of construction or maintenance of any highway under the jurisdiction of the Department of Transportation, one or more reference monuments, as defined in [NRS 329.120](#), must be set. In addition to the requirements for a monument set forth in subsections 1 and 2, the letters "RM" must be stamped in the tablet, disc or cap of the reference monument. One reference monument may be used if it is set on the actual line or a prolongation thereof. In all other cases, at least two reference monuments must be used. If the reference monuments do not appear on a record of survey filed in accordance with the provisions of [NRS 625.340](#) to [625.380](#), inclusive, a corner record must be filed pursuant to [chapter 329](#) of NRS.

4. The provisions of subsection 3 do not apply if federal law prohibits the destruction or removal of a monument.

[Part 15:198:1919; added [1947, 797](#); A [1949, 639](#); [1953, 196](#); [1955, 391](#)] — (NRS A [1989, 786](#); [1997, 1049](#); [1999, 963](#))

NAC 625.700 Report to client of discrepancies concerning boundary lines. ([NRS 625.140, 625.250](#)) The professional land surveyor shall:

1. Advise his or her client of discrepancies which raise doubts concerning the boundary lines of the property being surveyed; and

2. Provide a written report to the client concerning the discrepancies.

(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92)

Consider combining with 625.680 – 3/1/2022

NAC 625.710 Identification and description of monuments. ([NRS 625.140](#), [625.250](#), [625.350](#), [625.380](#))

1. All monuments, whether set or found, must be thoroughly described and specifically identified as set or found, whenever shown on maps or referred to in documents prepared by a professional land surveyor. Descriptions of monuments must be sufficient in detail to facilitate readily future recovery and to enable positive identification, including map references.

2. If the Nevada Coordinate System, as defined in [chapter 327](#) of NRS, is used to describe a monument:

(a) The control used as the coordinate basis must be shown on any maps on which the monument is shown or documents in which reference is made to the monument; and

(b) The source of the control data used must be described.

(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92; A by Bd. of Professional Eng'rs & Land Surv., 11-14-97)

Consider adding direct reference to NRS 625.350 and NRS 625.380 – 3/1/2022

NAC 625.720 Drawing of survey; certification. ([NRS 625.140](#), [625.250](#), [625.340](#), [625.350](#), [625.565](#))

~~1.—A professional land surveyor shall prepare a scaled drawing of the survey for presentation to the client. The drawing must comply with the provisions of [NRS 625.340](#), [625.350](#) and [625.565](#).~~

~~2.1.~~ In cases where a certification is required ~~of a scaled drawing of a survey~~ by statute or local ordinance, the professional land surveyor shall certify only those matters personally known to be true. The certificate must be in the following form:

SURVEYOR'S CERTIFICATE

I, (name of professional land surveyor), a Professional Land Surveyor registered in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my supervision at the instance of (owner, trustee, etc.).

2. The land surveyed lies within (section, township, range, meridian, county and city, if incorporated), and the survey was completed on (date).

3. This plat complies with applicable statutes of this State and any local ordinances in effect on the date that the survey was completed, and the survey was conducted in accordance with [chapter 625](#) of the Nevada Administrative Code.

4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient durability.

5. (Any other information that the professional land surveyor personally knows to be true concerning the land surveyed.)

6. Narrative requirement...

(Validated seal of the professional land surveyor);

(Name and license number of the professional land surveyor printed below the seal).

(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92; A by Bd. of Professional Eng'rs & Land Surv., 11-14-97)

Removal of section 1 suggested and the possible inclusion of a narrative section (adding section 6 to the Surveyor's Certificate requirements. Or consider repeal of entire regulation. Certificate forms are described in other statutes such as NRS 278. Also, this is described in detail in NRS 625.350.– 3/1/2022

The statutes below are cited in NAC 625.720 and are included for reference

NRS 625.340 Record of survey: Filing; disclosures. After making a survey in conformity with the practice of land surveying, a professional land surveyor shall, within 90 days after the establishment of points or lines, file with the county recorder in the county in which the survey was made a record of survey relating to land boundaries and property lines, which discloses:

1. The result of an adjustment of a boundary line that causes a transfer of land between two abutting parcels but does not result in the creation of any additional parcels.

2. The boundary limits and configuration of any new parcel created in an industrial or commercial subdivision for which a final map has been filed previously pursuant to the provisions of [chapter 278](#) of NRS.

3. Material evidence which, in whole or in part, does not appear on any map or record previously recorded or filed in the office of the municipal engineer, county recorder, county clerk, county surveyor, or in the Bureau of Land Management of the Department of the Interior.

4. A material discrepancy with a map or record described in subsection 3.

5. Evidence that, by reasonable analysis, might result in alternate positions of points or lines.

6. The establishment of one or more lines not shown on any map or record described in subsection 3, the positions of which are not ascertained from an inspection of the record or map without trigonometric calculations.

[Part 15:198:1919; added [1947, 797](#); A [1949, 639](#); [1953, 196](#); [1955, 391](#)] — (NRS A [1989, 785](#))

NRS 625.350 Record of survey: Form and contents.

1. A record of survey must be a map legibly drawn in waterproof ink on tracing cloth or produced by the use of other materials of a permanent nature generally used for that purpose in the engineering profession. The size of each sheet must be 24 by 32 inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of 1 inch at the top, bottom and right edges, and 2 inches at the left edge along the 24-inch dimension.

2. A record of survey must show:

(a) All monuments found, set, reset or replaced, describing their kind, size and location and giving other data relating thereto.

(b) Bearing or witness monuments, the basis of bearings, bearing and length of lines and the scale of the map.

(c) The name and legal description of the tract in which the survey is located and any ties to adjoining tracts.

(d) The tie to the control network maintained by the National Geodetic Survey of the National Oceanic and Atmospheric Administration, if points of the network are established in the area in which the survey is made.

(e) A memorandum of oaths, if any.

(f) The signature and validated stamp of the surveyor who performed the survey.

(g) A certificate prepared by the surveyor indicating:

(1) The person or entity for whom the survey was performed;

(2) The general vicinity of the property being surveyed;

(3) The date the survey was completed;

(4) Whether monuments were found or set and, if so, their character and location as shown;

and

(5) Any other pertinent information.

(h) Any other data necessary for the interpretation of the various items and locations of the points, lines and areas shown.

3. If the land surveyed is described in terms of area, the record of the survey must show the area of the land surveyed in the following manner:

(a) In acres, calculated to the nearest one-hundredth of an acre, if the area is 2 acres or more; or

(b) In square feet, if the area is less than 2 acres.

4. As used in this section, "control network" means a system of coordinates that defines latitude, longitude, height, scale, gravity and orientation throughout the United States.

[Part 15:198:1919; added [1947, 797](#); A [1949, 639](#); [1953, 196](#); [1955, 391](#)] — (NRS A [1960, 138](#); [1985, 899, 1691](#); [1993, 1195](#); [1997, 1048](#))

NRS 625.565 Unlawful use of signature or stamp of professional engineer or professional land surveyor; regulations; penalty.

1. A professional land surveyor may practice land surveying and prepare:
 - (a) Maps, plats, reports and descriptions; and
 - (b) Grading and drainage plans for residential subdivisions containing four lots or less, or other documentary evidence in connection therewith.
 2. It is unlawful for a professional land surveyor to sign or stamp any map, plat, report, description, grading and drainage plan or other document relating to land surveying which was not prepared by the professional land surveyor or for which he or she did not have responsible charge of the work.
 3. It is unlawful for a professional engineer to sign or stamp any plans, specifications or reports that were not prepared by the professional engineer or for which he or she did not have responsible charge of the work.
 4. It is unlawful for any person to impress any documents with the stamp of a professional engineer or professional land surveyor after the license of the professional engineer or professional land surveyor named on the stamp has expired or has been suspended or revoked, unless the license has been renewed or reissued.
 5. It is unlawful for any person to impress any documents with the stamp of a professional engineer or professional land surveyor after the professional engineer or professional land surveyor has retired from the practice of professional engineering or land surveying.
 6. The Board shall, by regulation, prescribe additional requirements relating to the signing and stamping of documents produced by a professional engineer or a professional land surveyor.
 7. A person who violates any of the provisions of this section is guilty of a gross misdemeanor.
- [Part 15:198:1919; added [1947, 797](#); A [1949, 639](#); [1953, 196](#); [1955, 391](#)] — (NRS A [1961, 314](#); [1965, 1327](#); [1975, 1165](#); [1989, 785](#); [1991, 2244, 2470](#); [1993, 627, 628](#); [1997, 1047](#))

NAC 625.740 Classifications of surveys; use of classifications and requirements for positional certainty. (NRS 625.140, 625.250)

1. Boundary surveys have been divided into the following ~~four~~ three classifications:
 - ~~—(a) High Urban. Surveys of land lying within or adjoining a city or town, including surveys of commercial and industrial properties, condominiums, townhouses, apartments and other multiunit developments, regardless of geographic location.~~
 - ~~—(b) Low Urban. Surveys of land lying outside high urban areas and used almost exclusively for single-family residential use or residential subdivisions.~~
 - ~~—(c) High Rural. Surveys of land such as farms and other undeveloped land lying outside the low urban areas which may have potential for future development.~~
 - ~~—(d) Low Rural. Surveys of land normally lying in remote areas with difficult or barren terrain and which usually have limited potential for development.~~
2. A professional land surveyor shall use the classifications described in subsection 1 and the requirements for positional certainty for those classifications prescribed in [NAC 625.666](#) to establish the locations of monuments in a boundary survey.

(Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A by Bd. of Professional Eng'rs & Land Surv., 11-14-97)

Recommending text be amended to use NSPS Classifications of Surveys by Land Use—Urban, Suburban, Rural. Also, because the direct relevance to positional certainty, the regulation be re-numbered to be in the *General Provisions* section – 3/1/2022

NAC 625.760 Contract drawings and specifications; special instructions. ([NRS 625.140](#), [625.250](#))

Before beginning a construction survey, a professional land surveyor shall obtain from the owner's representative a complete set of the contract drawings and specifications approved by the appropriate federal, state and local agencies and any special instructions for the proposed fixed works.

(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)

No changes recommended for NAC 625.760 – 3/1/2022

~~NAC 625.765—Establishment of final location of points. (NRS 625.140, 625.250)—When conducting a construction survey, a professional land surveyor shall establish the final location of points within positional certainties which ensure that the proposed fixed works may be properly constructed.~~

~~—(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)~~

Consider repeal of NAC 625.765. It does not need to be re-stated that positional certainties are to be used in construction surveys - 3/1/2022

NAC 625.770 Verification of location of certain points; notification of insufficient dimensions or details. ([NRS 625.140](#), [625.250](#))

1. A professional land surveyor who is conducting a construction survey shall ensure that:
 - (a) The location of the control that delineates the horizontal location of the proposed fixed works;
and
 - (b) The locations of the benchmark for the project and the vertical location of the proposed fixed works,
→ are identical to the locations of those points as shown on the engineering plans for the project.
2. If the professional land surveyor discovers any material differences between the location of the control on the construction survey and the location of the control on the engineering plans for the project, he or she shall notify the owner's representative of those differences.
3. If the dimensions or details of the engineering plans are not sufficient to establish the location of the proposed fixed works, the professional land surveyor shall notify the owner's representative and the engineer or architect of record and request that the necessary additional information be provided.

(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)

No changes recommended for NAC 625.770 – 3/1/2022

NAC 625.775 Positional certainties for marking locations of proposed fixed works. ([NRS 625.140](#), [625.250](#)) A professional land surveyor who conducts a construction survey shall place the stakes or other materials used to mark the location of the proposed fixed works within the following positional certainties:

Proposed Fixed Works	Horizontal Positional Certainty		Vertical Positional Certainty	
	Meters	Feet	Meters	Feet
Rough Grades.....	±0.03 m	±1 ft	±0.06 m	±0.2 ft
Subgrades.....	±0.15 m	±0.5 ft	±0.015 m	±0.05 ft
Finish Grades.....	±0.15 m	±0.5 ft	±0.015 m	±0.05 ft
Buildings.....	±0.015 m	±0.05 ft	±0.01 m	±0.03 ft
Sewer Facilities.....	±0.1 m	±0.3 ft	±0.015 m	±0.05 ft
Waterlines.....	±0.1 m	±0.3 ft	±0.03 m	±0.1 ft
Water Facilities Other Than Waterlines.....	±0.03 m	±0.1 ft	±0.015 m	±0.05 ft
Street Lights and Devices for the Control of Traffic.....	±0.06 m	±0.2 ft	±0.03 m	±0.1 ft
Curbs and Gutters.....	±0.03 m	±0.1 ft	±0.015 m	±0.05 ft

(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)

No changes recommended for NAC 625.775, however consider renumbering/relocating to General Provisions – 3/1/2022

~~NAC 625.780—Sketches, cut sheets and field notes. (NRS 625.140, 625.250)—A professional land surveyor who conducts a construction survey shall provide the owner's representative sketches, cut sheets or other field notes to describe the survey conducted.~~

~~—(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)~~

Consider repeal of NAC 625.780. Not sure this or an edited version need to be stated in regulation – 3/1/2022

NAC 625.785 Verification surveys: Exchange of information. ([NRS 625.140](#), [625.250](#)) If a professional land surveyor other than the surveyor responsible for the initial location of the proposed fixed works conducts a verification survey, the professional land surveyor shall share with the surveyor responsible for the initial location of the proposed fixed works notes and other data related to the verification survey. Each surveyor shall provide to the other surveyor the results of the survey conducted by him or her and cooperate to resolve any discrepancies between the two surveys.
(Added to NAC by Bd. of Professional Eng'rs & Land Surv., eff. 11-14-97)

No changes recommended for NAC 625.785 – 3/1/2022

NAC 625.790 Preparation of legal description of property. ([NRS 625.140](#), [625.250](#)) If a professional land surveyor is called upon to prepare a legal description of real property, the professional land surveyor shall include:

1. A sufficient caption, body and, where applicable, qualifying clauses;
 2. A clear statement of the relationship between the real property being described and the survey control or the basis of the unique location;
 3. A clear statement explaining the basis of bearings or language which otherwise makes definite the method of direction and orientation for the lines of the property being described and the survey control related thereto;
 4. Full and complete citations to maps, plats, documents and other matters of record, facts of pertinence, which are intended to be incorporated into and made a part of the legal description by reference thereto;
 5. When called out, complete and detailed descriptions of physical monuments, both natural and artificial;
 6. When appropriate, incorporated either directly or by citation, sufficient data to enable a check of mathematical closure for the property being described; and
 7. His or her name, the number of his or her Nevada license and his or her validated seal.
- (Added to NAC by Bd. of Reg'd Professional Eng'rs & Land Surv., eff. 7-18-88; A 7-10-92)

No changes recommended for NAC 625.790 – 3/1/2022

~~NAC 625.795—Duties regarding geographic information systems. (NRS 625.140, 625.250)~~

~~—1.—When contributing information to a geographic information system, a professional land surveyor must include for use as metadata a statement describing the positional certainty of each type of information contributed to the system by the professional land surveyor.~~

~~—2.—When advising the developers of a geographic information system, a professional land surveyor must make recommendations concerning the appropriate methods for:~~

~~—(a) Conducting a survey for the development of the system; and~~

~~—(b) Compiling data for the contribution of additional information to the system after it is developed.~~

~~—3.—A professional land surveyor shall comply with the provisions of NAC 625.651 to 625.795, inclusive, when conducting surveys to collect information that will be included in a geographic information system.~~

~~—4.—As used in this section:~~

~~—(a) “Geographic information system” means a collection of computer hardware, software and data that is used for the collection, management, manipulation, analysis and display of information that includes a positional component.~~

~~—(b) “Metadata” means data that describes information used to describe an object.~~

~~—(Added to NAC by Bd. of Professional Eng’rs & Land Surv., eff. 11-14-97)~~

Recommendation for NAC 625.795 to be repealed. This regulation is outdated and no longer necessary. – 3/1/2022

NRS 625.095 Applicability of chapter: Persons exempt from provisions concerning licensure.

1. The following persons are exempt from the provisions of this chapter which require licensure:
 - (a) Any subordinate of a professional engineer of this State if he or she acts as a subordinate.
 - (b) Officers and employees of the United States Government who have qualified pursuant to federal regulations and have been authorized to do engineering for the Federal Government, but no such governmental officer or employee may engage in the private practice of engineering in Nevada unless licensed pursuant to the provisions of this chapter.
2. The licensure requirements of this chapter do not apply to:
 - (a) The employees of interstate or intrastate public utility companies while they are engaged in work for those companies;
 - (b) Any architect registered pursuant to the provisions of [chapter 623](#) of NRS and who practices architecture as permitted by [chapter 623](#) of NRS; or
 - (c) **A person, while using a scanner for the purpose of construction management or monitoring, or both, if the person is certified by the International Conference of Building Officials or a successor organization for the purposes for which he or she is using the scanner.**
3. As used in this section, “scanner” means a device that uses laser technology to capture the digital shape of physical objects through laser triangulation.

[10:198:1919; added [1937, 491](#); A [1955, 391](#)] + [Part 2:198:1919; A [1937, 491](#); [1947, 797](#); [1949, 639](#); [1951, 459](#)] — (NRS A [1961, 314](#); [1965, 1328, 1329](#); [1975, 173, 815](#); [1977, 320](#); [1985, 1046](#); [1997, 1053, 1054](#); [2003, 2110](#)) — (Substituted in revision for NRS 625.480 and 625.500)

Consider edits to section 2 (c) – revision of the certification or certifying entity – 3/4/2022.

Being a statute, it will require a bill draft request (BDR) for submission to the legislature.

NRS 116.2109 Plats.

1. Plats are a part of the declaration, and are required for all common-interest communities except cooperatives. Each plat must be clear and legible and contain a certification that the plat contains all information required by this section.

2. Each plat must comply with the provisions of chapter 278 of NRS and show:

(a) The name and a survey of the area which is the subject of the plat;

(b) A sufficient description of the real estate;

(c) The extent of any encroachments by or upon any portion of the property which is the subject of the plat;

(d) The location and dimensions of all easements having a specific location and dimension which serve or burden any portion of the common-interest community;

(e) The location and dimensions, with reference to an established datum, of any vertical unit boundaries and that unit's identifying number;

(f) The location with reference to an established datum of any horizontal unit boundaries not shown or projected on plats recorded pursuant to subsection 3 and that unit's identifying number; and

(g) The location and dimensions of limited common elements, including porches, balconies and patios, other than parking spaces and the other limited common elements described in subsections 2 and 4 of NRS 116.2102.

3. The plats must show or project any units in which the declarant has reserved the right to create additional units or common elements (paragraph (h) of subsection 1 of NRS 116.2105), identified appropriately.

4. Unless the declaration provides otherwise, when the horizontal boundaries of part of a unit located outside a building have the same elevation as the horizontal boundaries of the inside part, the elevations need not be depicted on the plats.

5. Upon exercising any developmental right, the declarant shall record new or amended plats necessary to conform to the requirements of subsection 2.

6. Each plat must be certified by a professional land surveyor.

(Added to NRS by 1991, 547; A 1993, 2360; 2009, 1612)

NRS 278.372 Final map: Requirements and contents.

1. The final map must be clearly and legibly drawn in permanent black ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for such purpose in the engineering profession. Affidavits, certificates and acknowledgments must be legibly stamped or printed upon the final map with permanent black ink.
2. The size of each sheet of the final map must be 24 by 32 inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of 1 inch at the top, bottom and right edges, and of 2 inches at the left edge along the 24-inch dimension.
3. The scale of the final map must be large enough to show all details clearly. The final map must have a sufficient number of sheets to accomplish this end.
4. Each sheet of the final map must indicate its particular number, the total number of sheets in the final map and its relation to each adjoining sheet.
5. The final map must show all surveyed and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including the bearings and distances of straight lines, central angle, radii and arc length for all curves and such information as may be necessary to determine the location of the centers of curves.
6. Each lot must be numbered or lettered.
7. Each street must be named, and each block may be numbered or lettered.
8. The exterior boundary of the land included within the subdivision must be indicated by graphic border.
9. The final map must show:
 - (a) The definite location of the subdivision, particularly its relation to surrounding surveys.
 - (b) The area of each lot and the total area of the land in the subdivision in the following manner:
 - (1) In acres, calculated to the nearest one-hundredth of an acre, if the area is 2 acres or more;or
 - (2) In square feet if the area is less than 2 acres.
 - (c) Any roads or easements of access which the owner intends to offer for dedication.
 - (d) Except as otherwise provided in [NRS 278.329](#), an easement for public utilities that provide gas, electric and telecommunications services and for any video service providers that are authorized pursuant to [chapter 711](#) of NRS to operate a video service network in that area.
 - (e) Except as otherwise provided in [NRS 278.329](#), an easement for public utilities that provide water and sewer services.
10. The final map for a condominium must also indicate, for the purpose of assessing taxes, whether any garage units, parking spaces or storage units may be conveyed separately from the units within the condominium or are parceled separately from those units. As used in this subsection, “condominium” has the meaning ascribed to it in [NRS 116.027](#).
11. The final map must also satisfy any additional survey and map requirements, including the delineation of Nevada state plane coordinates established pursuant to [chapter 327](#) of NRS, for any corner of the subdivision or any other point prescribed by the local ordinance.

[Part 26:110:1941; 1931 NCL § 5063.25] — (NRS A [1960, 137](#); [1973, 1830](#); [1977, 1502](#); [1985, 896](#); [1991, 827](#); [1993, 1197, 2566](#); [2003, 2345](#); [2005, 2669](#); [2007, 1379](#))

NRS 278.375 Certificate of professional land surveyor.

A final map presented for filing must include a certificate of the surveyor responsible for the survey. The certificate must be in the following form:

Surveyor's Certificate

I,(Name of Surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of

(Owner, Trustee, Etc.).

2. The lands surveyed lie within.....

(Section, Township, Range, Meridian and, if required by the governing body, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less),

and the survey was completed on..... (date).

3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the governing body gave its final approval.

4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(OR)

4. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (a day certain) and an appropriate financial guarantee will be posted with the governing body before recordation to ensure the installation of the monuments.

..... License Number and Stamp:
(Name of Surveyor)

(Added to NRS by [1977, 1503](#); A [1979, 440](#); [1981, 1159](#); [1989, 791](#); [1993, 2567](#); [1997, 1064](#))

NRS 278.466 Form and contents of parcel map; reference to parcel number and recording.

1. The parcel map must be legibly drawn in permanent black ink on tracing cloth or produced by the use of other materials of a permanent nature generally used for that purpose in the engineering profession. Affidavits, certificates and acknowledgments must be legibly stamped or printed upon the map with permanent black ink. The size of each sheet must be 24 by 32 inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of 1 inch at the top, bottom and right edges, and of 2 inches at the left edge along the 24-inch dimension.

2. A parcel map must indicate the owner of any adjoining land, or any right-of-way if owned by the person dividing the land.

3. A parcel map must show:

(a) The area of each parcel or lot and the total area of the land to be divided in the following manner:

(1) In acres, calculated to the nearest one-hundredth of an acre, if the area is 2 acres or more;
or

(2) In square feet if the area is less than 2 acres.

(b) All monuments found, set, reset, replaced or removed, describing their kind, size and location and giving other data relating thereto.

(c) Bearing or witness monuments, the basis of bearings, bearing and length of lines and the scale of the map.

(d) The name and legal designation of the tract or grant in which the survey is located and any ties to adjoining tracts.

(e) Any easements granted or dedications made.

(f) Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines and area shown.

4. A parcel map must include:

(a) The memorandum of oaths described in [NRS 625.320](#).

(b) The certificate of the surveyor required pursuant to [NRS 278.375](#).

(c) The certificate of the Division of Water Resources of the State Department of Conservation and Natural Resources issued pursuant to [NRS 278.461](#), if any.

(d) The signature of each owner of the land to be divided.

5. A governing body may by local ordinance require a parcel map to include:

(a) A report from a title company which lists the names of:

(1) Each owner of record of the land to be divided; and

(2) Each holder of record of a security interest in the land to be divided,

if the security interest was created by a mortgage or a deed of trust.

(b) The written consent of each holder of record of a security interest listed pursuant to subparagraph (2) of paragraph (a) to the preparation and recordation of the parcel map. A holder of record of a security interest may consent by signing:

(1) The parcel map; or

(2) A separate document that is recorded with the parcel map and declares his or her consent to the division of land, if the map contains a notation that a separate document has been recorded to this effect.

6. If the requirement for a parcel map is waived, the governing body may specify by local ordinance the type and extent of information or mapping necessary for the division of land.

7. Reference to the parcel number and recording data of a recorded parcel map is a complete legal description of the land contained in the parcel.

[Part 27.2:110:1941; added [1947, 834](#); 1943 NCL § 5063.26b] — (NRS A [1960, 138](#); [1973, 1338](#); [1975, 1566](#); [1977, 1510](#); [1985, 897](#); [1989, 793](#); [1993, 2572](#); [1995, 198](#); [2007, 852](#))

NRS 278.469 Map to indicate record of survey not in conflict with planning and zoning requirements.

If a record of survey contains two or more lots or parcels, the surveyor or a person for whom the record of survey is made shall place upon the map thereof a statement of the facts which will clearly show that such record of survey is not in conflict with the requirements of [NRS 278.010](#) to [278.630](#), inclusive, and the regulations of transactions pertaining thereto shall be complied with.

[Part 27.2:110:1941; added [1947, 834](#); 1943 NCL § 5063.26b] — (NRS A [1973, 1339](#); [1977, 1511](#)) — (Substituted in revision for NRS 278.540)

NRS 278.472 Final map: Filing; form and contents.

1. After the planning commission or the governing body or its authorized representative has approved the tentative map or waived the requirement of its filing, or 60 days after the date of its filing, whichever is earlier, the person who proposes to divide the land may file a final map of the division with the governing body or its authorized representative or, if authorized by the governing body, with the planning commission. The map must be accompanied by a written statement signed by the treasurer of the county in which the land to be divided is located indicating that all property taxes on the land for the fiscal year have been paid.

2. This map must be:

(a) Entitled "Map of Division into Large Parcels."

(b) Filed with the governing body or its authorized representative or, if authorized by the governing body, with the planning commission not later than 1 year after the date that the tentative map was first filed with the planning commission or the governing body or its authorized representative or that the requirement of its filing was waived.

(c) Prepared by a professional land surveyor.

(d) Based upon an actual survey by the preparer and show the date of the survey and contain the certificate of the surveyor required pursuant to [NRS 278.375](#).

(e) Clearly and legibly drawn in permanent black ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for this purpose in the engineering profession. Affidavits, certificates and acknowledgments must be legibly stamped or printed upon the map with permanent black ink.

(f) Twenty-four by 32 inches in size with a marginal line drawn completely around each sheet, leaving an entirely blank margin of 1 inch at the top, bottom, and right edges, and of 2 inches at the left edge along the 24-inch dimension.

(g) Of scale large enough to show clearly all details.

3. The particular number of the sheet and the total number of sheets comprising the map must be stated on each of the sheets, and its relation to each adjoining sheet must be clearly shown.

4. This map must show and define:

(a) All subdivision lots by the number and actual acreage of each lot.

(b) Any roads or easements of access which exist and which the owner intends to offer for dedication, any roads or easements of access which are shown on the applicable master plan and any roads or easements of access which are specially required by the planning commission or the governing body or its authorized representative.

(c) Except as otherwise provided in [NRS 278.329](#), an easement for public utilities that provide gas, electric and telecommunications services and for any video service providers that are authorized pursuant to [chapter 711](#) of NRS to operate a video service network in that area.

(d) Except as otherwise provided in [NRS 278.329](#), an easement for public utilities that provide water and sewer services.

(e) Any existing easements for irrigation or drainage, and any normally continuously flowing watercourses.

(Added to NRS by [1979, 1505](#); A [1989, 502, 795](#); [1991, 280, 1384](#); [1993, 2575](#); [1997, 2430](#); [2003, 2348](#); [2007, 1382](#))

Amendment of Plats, Surveys and Maps

NRS 278.473 Certificate of amendment to correct or amend recorded plat, survey or map if correction or amendment does not change location of survey monument, property line or boundary line: Request; preparation, contents and recordation.

1. To correct an error or omission in or to amend any recorded subdivision plat, record of survey, parcel map, map of division into large parcels or reversionary map, if the correction or amendment does not change or purport to change the physical location of any survey monument, property line or boundary line, a certificate of amendment must be requested and recorded pursuant to this section.

2. A certificate of amendment may be requested by:

(a) The county surveyor to make a correction or amendment which affects land located within the boundaries of an unincorporated area or Carson City;

(b) The city surveyor or a professional land surveyor appointed by the governing body of the city to make a correction or amendment which affects land located within an incorporated city;

(c) The planning commission if authorized by local ordinance; or

(d) A professional land surveyor registered pursuant to [chapter 625](#) of NRS.

3. If a certificate of amendment is requested to correct or amend a record of survey, the surveyor who:

(a) Requests the certificate of amendment; or

(b) Is responsible for an error or omission which is to be corrected,

shall prepare and record the certificate of amendment within 90 days after the surveyor receives notification of the request made pursuant to subsection 2. If the surveyor is no longer professionally active, the county surveyor, city surveyor or a professional land surveyor appointed by the governing body shall prepare and file the certificate.

4. The certificate of amendment must:

(a) Be in the form of a letter addressed to the county surveyor, the city surveyor, a professional land surveyor appointed by the governing body of the city or, if authorized by local ordinance, the planning commission;

(b) Specify the title, legal description and recording date of the document being corrected or amended;

(c) Concisely state the data being changed and the correction or amendment;

(d) Be dated, signed and sealed by the surveyor preparing the certificate; and

(e) Contain the following statement, dated and signed by the county surveyor, city surveyor or a professional land surveyor appointed by the governing body:

I hereby certify that I have examined the certificate of amendment and that the changes to the original document specified therein are provided for in applicable sections of [NRS 278.010](#) to [278.630](#), inclusive, [625.340](#) to [625.380](#), inclusive, and local ordinances adopted pursuant thereto, and I am satisfied that this certificate of amendment so amends or corrects the document as to make it technically correct.

5. Upon the recording of a certificate of amendment, the county recorder shall cause a proper notation to be entered upon all recorded sheets of the original document being amended, if the county recorder does not maintain a cumulative index for such maps and amendments. If such an index is maintained, the county recorder shall direct an appropriate entry for the amendment.

(Added to NRS by [1977, 1505](#); A [1979, 1500](#); [1987, 380](#); [1989, 795](#); [1991, 1151](#); [1993, 2577](#); [1997, 2432](#))

NRS 278.475 Amended plat, survey or map to correct or amend recorded plat, survey or map if correction or amendment changes location of survey monument, property line or boundary line: Request; preparation and recordation.

1. To correct an error or omission in or to amend any recorded subdivision plat, record of survey, parcel map, map of division into large parcels or reversionary map, if the correction or amendment changes or purports to change the physical location of any survey monument, property line or boundary line, an amended plat, survey or map must be requested and recorded pursuant to this section.

2. An amended plat, survey or map may be requested by:

(a) The county surveyor to make a correction or amendment which affects land located within the boundaries of an unincorporated area or Carson City;

(b) The city surveyor or a professional land surveyor appointed by the governing body of the city to make a correction or amendment which affects land located within an incorporated city;

(c) The planning commission if authorized by local ordinance; or

(d) A professional land surveyor registered pursuant to [chapter 625](#) of NRS.

3. Except as otherwise provided in this subsection, a surveyor who:

(a) Performed the survey; or

(b) Is responsible for an error or omission which is to be corrected,

Ê shall prepare and record the amended plat, survey or map within 90 days after the surveyor receives notification of the request made pursuant to subsection 2. The time within which the surveyor must prepare and record the amended plat, survey or map may be extended by the county surveyor, the city surveyor or a professional land surveyor appointed by the governing body of the city or the planning commission. If the surveyor who performed the survey or is responsible for the error or omission is no longer professionally active, the county surveyor, city surveyor or a professional land surveyor appointed by the governing body shall prepare and file the amended plat, survey or map.

(Added to NRS by [1977, 1505](#); A [1979, 1501](#); [1991, 1152](#); [1993, 2578](#); [1997, 2434](#))

NRS 278.477 Amendment of recorded plat, map or survey which changes location of survey monument, property line or boundary line: Procedures and requirements.

1. In addition to the requirements of subsection 2, an amendment of a recorded subdivision plat, parcel map, map of division into large parcels or record of survey which changes or purports to change the physical location of any survey monument, property line or boundary line is subject to the following requirements:

(a) If the proposed amendment is to a parcel map, map of division into large parcels or record of survey, the same procedures and requirements as in the original filing.

(b) If the proposed amendment is to a subdivision plat, only those procedures for the approval and filing of a final map.

2. Any amended subdivision plat, parcel map, map of division into large parcels or record of survey required pursuant to subsection 1 must:

(a) Be identical in size and scale to the document being amended, drawn in the manner and on the material provided by law;

(b) Have the words "Amended Plat of" prominently displayed on each sheet above the title of the document amended;

(c) Have a legal description that describes only the property which is to be included in the amendment;

(d) Have a blank margin for the county recorder's index information;

(e) Have a 3-inch square adjacent to and on the left side of the existing square for the county recorder's information and stamp; and

(f) Contain a certificate of the professional land surveyor licensed pursuant to [chapter 625](#) of NRS who prepared the amendment stating that it complies with all pertinent sections of [NRS 278.010](#) to [278.630](#), inclusive, and [625.340](#) to [625.380](#), inclusive, and with any applicable local ordinance.

3. Any amended subdivision plat, parcel map, map of division into large parcels or record of survey that is recorded in support of an adjusted boundary must:

(a) Contain or be accompanied by the report of a title company and the certificate required by [NRS 278.374](#) or an order of the district court of the county in which the land is located that the amendment may be approved without all the necessary signatures if the order is based upon a finding that:

(1) A bona fide effort was made to notify the necessary persons;

(2) All persons who responded to the notice have consented to the amendment; and

(3) The amendment does not adversely affect the persons who did not respond; and

(b) Contain a certificate executed by the appropriate county surveyor, county engineer, city surveyor or city engineer, if he or she is registered as a professional land surveyor or civil engineer pursuant to [chapter 625](#) of NRS, stating that he or she has examined the document and that it is technically correct.

4. Upon recording the amended document, the county recorder shall cause a proper notation to be entered upon all recorded sheets of the document being amended, if the county recorder does not maintain a cumulative index for such maps and amendments. If such an index is maintained, the county recorder shall direct an appropriate entry for the amendment.

5. A county recorder who records a plat, map or record of survey pursuant to this section shall, within 7 working days after he or she records the plat, map or record of survey, provide to the county assessor at no charge:

- (a) A duplicate copy of the plat, map or record of survey and any supporting documents; or
- (b) Access to the digital plat, map or record of survey and any digital supporting documents. The plat, map or record of survey and the supporting documents must be in a form that is acceptable to the county recorder and the county assessor.

(Added to NRS by [1977, 1505](#); A [1979, 1501](#); [1987, 380](#); [1989, 796](#); [1991, 1890](#); [1993, 2579](#); [1997, 1065, 2434](#); [2001, 1563](#); [2003, 2789](#))

NRS 278.490 Reversion of maps and reversion of division of land to acreage: Procedure and requirements; exemption from certain requirements.

1. Except as otherwise provided in [NRS 278.4925](#), an owner or governing body desiring to revert any recorded subdivision map, parcel map, map of division into large parcels, or part thereof to acreage or to revert the map or portion thereof, or to revert more than one map if the parcels to be reverted are contiguous, shall submit a written application accompanied by a map of the proposed reversion which contains the same survey dimensions as the recorded map or maps to the governing body or, if authorized by local ordinance, to the planning commission or other authorized person. The application must describe the requested changes.

2. At its next meeting, or within a period of not more than 30 days after the filing of the map of reversion, whichever occurs later, the governing body or, if authorized by local ordinance, the planning commission or other authorized person shall review the map and approve, conditionally approve or disapprove it.

3. Except for the provisions of this section, [NRS 278.4955](#), [278.496](#) and [278.4965](#) and any provision or local ordinance relating to the payment of fees in conjunction with filing, recordation or checking of a map of the kind offered, no other provision of [NRS 278.010](#) to [278.630](#), inclusive, applies to a map made solely for the purpose of reversion of a former map or for reversion of any division of land to acreage.

4. Upon approval of the map of reversion, it must be recorded in the office of the county recorder. The county recorder shall make a written notation of the fact on each sheet of the previously recorded map affected by the later recording, if the county recorder does not maintain a cumulative index for such maps and amendments. If such an index is maintained, the county recorder shall direct an appropriate entry for the amendment.

5. A county recorder who records a map pursuant to this section shall, within 7 working days after he or she records the map, provide to the county assessor at no charge:

(a) A duplicate copy of the map and any supporting documents; or

(b) Access to the digital map and any digital supporting documents. The map and supporting documents must be in a form that is acceptable to the county recorder and the county assessor.

[31:110:1941; 1931 NCL § 5063.30] — (NRS A [1973, 1774](#); [1977, 1507](#); [1979, 1502](#); [1981, 1160](#); [1985, 1689](#); [1987, 381](#); [1991, 1152](#), [1891](#); [1993, 580, 2581](#); [1997, 2437](#); [1999, 792](#); [2001, 1564](#); [2003, 2790](#))

NRS 278.4925 Merger and resubdivision of land without reversion to acreage: Authority; procedure; delineation of remaining streets and easements; crediting of security.

1. An owner or governing body that owns two or more contiguous parcels may merge and resubdivide the land into new parcels or lots without reverting the preexisting parcels to acreage pursuant to [NRS 278.490](#).

2. Parcels merged without reversion to acreage pursuant to this section must be resubdivided and recorded on a final map, parcel map or map of division into large parcels, as appropriate, in accordance with [NRS 278.320](#) to [278.4725](#), inclusive, and any applicable local ordinances. The recording of the resubdivided parcels or lots on a final map, parcel map or map of division into large parcels, as appropriate, constitutes the merging of the preexisting parcels into a single parcel and the simultaneous resubdivision of that single parcel into parcels or lots of a size and description set forth in the final map, parcel map or map of division into large parcels, as appropriate.

3. With respect to a merger and resubdivision of parcels pursuant to this section, the owner or governing body conducting the merger and resubdivision shall ensure that streets, easements and utility easements, whether public or private, that will remain in effect after the merger and resubdivision, are delineated clearly on the final map, parcel map or map of division into large parcels, as appropriate, on which the merger and resubdivision is recorded.

4. If a governing body required an owner or governing body to post security to secure the completion of improvements to two or more contiguous parcels and those improvements will not be completed because of a merger and resubdivision conducted pursuant to this section, the governing body shall credit on a pro rata basis the security posted by the owner or governing body toward the same purposes with respect to the parcels as merged and resubdivided.

(Added to NRS by [1999, 784](#); A [2017, 280](#))

NRS 278.4955 Requirements for submitting map of reversion.

1. The map of reversion submitted pursuant to [NRS 278.490](#) must contain the appropriate certificates required by [NRS 278.376](#) and [278.377](#) for the original division of the land, any agreement entered into for a required improvement pursuant to [NRS 278.380](#) for the original division of the land, and the certificates required by [NRS 278.496](#) and [278.4965](#). If the map includes the reversion of any street or easement owned by a city, a county or the State, the provisions of [NRS 278.480](#) must be followed before approval of the map.

2. The final map of reversion must:

(a) Be prepared by a professional land surveyor licensed pursuant to [chapter 625](#) of NRS. The professional land surveyor shall state in his or her certificate that the map has been prepared from information on a recorded map or maps that are being reverted. The professional land surveyor may state in the certificate that he or she assumes no responsibility for the existence of the monuments or for correctness of other information shown on or copied from the document. The professional land surveyor shall include in the certificate information which is sufficient to identify clearly the recorded map or maps being reverted.

(b) Be clearly and legibly drawn in black permanent ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for such a purpose in the engineering profession. Affidavits, certificates and acknowledgments must be legibly stamped or printed upon the map with black permanent ink.

3. The size of each sheet of the final map must be 24 by 32 inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of 1 inch at the top, bottom and right edges, and of 2 inches at the left edge along the 24-inch dimension.

4. The scale of the final map must be large enough to show all details clearly, and enough sheets must be used to accomplish this end.

5. The particular number of the sheet and the total number of sheets comprising the final map must be stated on each of the sheets, and its relation to each adjoining sheet must be clearly shown.

6. Each future conveyance of the reverted property must contain a metes and bounds legal description of the property and must include the name and mailing address of the person who prepared the legal description.

(Added to NRS by [1993, 2558](#); A [1997, 1066, 2438; 2003, 2791](#))

NAC 329.010 Corner records: Form and contents; surveyor's certificate. ([NRS 329.160](#))

1. A corner record presented for filing pursuant to [NRS 329.140](#) or [329.150](#) must be legibly drawn in waterproof ink on paper or another material of a permanent nature suitable for recordation in accordance with the provisions of [NRS 247.110](#). The top of the first sheet of the corner record must have the words "Corner Record" inscribed directly below the margin at the top of the record.
2. The corner record must include a certificate of the professional land surveyor in responsible charge of the work. The certificate must be in the following form:

SURVEYOR'S CERTIFICATE

I, (name of professional land surveyor), a Professional Land Surveyor registered in the State of Nevada, certify that:

1. This corner record represents the establishment or restoration of a corner or accessory to a corner conducted under my direct supervision.
2. The monument or accessories perpetuated lie within (section, township, range, meridian, county and city, if incorporated), and the establishment or restoration was completed on (date).
3. This corner record has been filed pursuant to [NRS 329.140](#) or [329.150](#) and complies with the provisions of [NAC 329.010](#) and any local ordinances in effect on the date that the establishment or restoration was completed.
4. The monument or witness monument and accessories found are of the character shown, occupy the positions indicated and are of sufficient durability.

(Validated seal of the professional land surveyor);

(Name and license number of the professional land surveyor printed below the seal).

3. The certificate required pursuant to subsection 2 must include the expiration date of the license of the professional land surveyor who is named in the certificate. The expiration date must appear in the:

- (a) Validated seal of the professional land surveyor; or
- (b) Area below the validated seal where the name and license number of the professional land surveyor are printed.

4. The corner record must include:

- (a) A north arrow and scale.
- (b) The number of each sheet and the total number of sheets included in the record.
- (c) A drawing that includes:
 - (1) The monuments or witness monuments and accessories found, including their locations;
 - (2) Complete citations to maps, plats, documents and other matters of record or facts of pertinence which confirm the perpetuation of the corner; and
 - (3) The lineal measurements between each witness monument and the perpetuated corner.
- (d) A memorandum of oaths, if any.

5. If the corner perpetuated in a corner record is a corner of the Public Land Survey System, it must be identified as a corner of the Public Land Survey System pursuant to the provisions of the *Manual of Surveying Instructions* published by the Bureau of Land Management of the Department of the Interior, which is hereby adopted by reference. A copy of the *Manual* may be

obtained by mail from the Superintendent of Documents, U.S. Government Printing Office, P.O. Box 979050, St. Louis, Missouri 63197-9000, or by toll-free telephone at (866) 512-1800, at a cost of \$31.

6. If the Nevada Coordinate System, as defined in [chapter 327](#) of NRS, is used to reestablish or perpetuate a corner, the source of the control used must be stated.

7. As used in this section, “responsible charge of work” has the meaning ascribed to it in [NRS 625.080](#).

(Added to NAC by Bd. of Professional Eng’rs & Land Surv., eff. 11-14-97; A by R148-04, 5-4-2006)

NRS 625.350 Record of survey: Form and contents.

1. A record of survey must be a map legibly drawn in waterproof ink on tracing cloth or produced by the use of other materials of a permanent nature generally used for that purpose in the engineering profession. The size of each sheet must be 24 by 32 inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of 1 inch at the top, bottom and right edges, and 2 inches at the left edge along the 24-inch dimension.

2. A record of survey must show:

(a) All monuments found, set, reset or replaced, describing their kind, size and location and giving other data relating thereto.

(b) Bearing or witness monuments, the basis of bearings, bearing and length of lines and the scale of the map.

(c) The name and legal description of the tract in which the survey is located and any ties to adjoining tracts.

(d) The tie to the control network maintained by the National Geodetic Survey of the National Oceanic and Atmospheric Administration, if points of the network are established in the area in which the survey is made.

(e) A memorandum of oaths, if any.

(f) The signature and validated stamp of the surveyor who performed the survey.

(g) A certificate prepared by the surveyor indicating:

(1) The person or entity for whom the survey was performed;

(2) The general vicinity of the property being surveyed;

(3) The date the survey was completed;

(4) Whether monuments were found or set and, if so, their character and location as shown;

and

(5) Any other pertinent information.

(h) Any other data necessary for the interpretation of the various items and locations of the points, lines and areas shown.

3. If the land surveyed is described in terms of area, the record of the survey must show the area of the land surveyed in the following manner:

(a) In acres, calculated to the nearest one-hundredth of an acre, if the area is 2 acres or more; or

(b) In square feet, if the area is less than 2 acres.

4. As used in this section, "control network" means a system of coordinates that defines latitude, longitude, height, scale, gravity and orientation throughout the United States.

[Part 15:198:1919; added [1947, 797](#); A [1949, 639](#); [1953, 196](#); [1955, 391](#)] — (NRS A [1960, 138](#); [1985, 899, 1691](#); [1993, 1195](#); [1997, 1048](#))

NRS 625.380 Requirements for monuments.

1. Except as otherwise provided in subsection 3, monuments set must be sufficient in number and durability and efficiently placed so as not to be readily disturbed to ensure, together with monuments already existing, the perpetuation of facile re-establishment of any point or line of the survey.
2. Any monument set by a professional land surveyor to mark or reference a point on a property or boundary line must be permanently and visibly marked or tagged with the number of the license of the professional land surveyor setting it, each number to be preceded by the letters "P.L.S."
3. Except as otherwise provided in subsection 4, if a monument cannot be set or reset because of steep terrain, water, marsh or existing structures, or if it would be obliterated as a result of construction or maintenance of any highway under the jurisdiction of the Department of Transportation, one or more reference monuments, as defined in [NRS 329.120](#), must be set. In addition to the requirements for a monument set forth in subsections 1 and 2, the letters "RM" must be stamped in the tablet, disc or cap of the reference monument. One reference monument may be used if it is set on the actual line or a prolongation thereof. In all other cases, at least two reference monuments must be used. If the reference monuments do not appear on a record of survey filed in accordance with the provisions of [NRS 625.340](#) to [625.380](#), inclusive, a corner record must be filed pursuant to [chapter 329](#) of NRS.
4. The provisions of subsection 3 do not apply if federal law prohibits the destruction or removal of a monument.

[Part 15:198:1919; added [1947, 797](#); A [1949, 639](#); [1953, 196](#); [1955, 391](#)] — (NRS A [1989, 786](#); [1997, 1049](#); [1999, 963](#))

Section C

NSPS CLASSIFICATION AND ACCURACY STANDARDS FOR PROPERTY SURVEYS

Approved 3/12/2002

1. PURPOSE

The purpose of this standard is to prescribe accuracy standards to be used by a professional surveyor (Surveyor) for the execution of property surveys.

2. RELATIVE POSITIONAL ACCURACY

Relative Positional Accuracy of a survey is a value expressed in feet or meters that represents the uncertainty of the location of any point in a survey relative to any other point in the same survey at the 95 percent confidence level. Therefore, it is also the accuracy of the distance between all points on the same survey.

Relative Positional Accuracy may be tested by comparing the relative location of points in a survey as measured by an independent survey of higher accuracy. The test should include both distances and direction. Relative Positional Accuracy may also be tested by the results from a minimally constrained, correctly weighted least square adjustment of the survey.

3. PROCEDURE

The Surveyor shall select the proper equipment and methods necessary to achieve the Acceptable Relative Positional Accuracy required of this standard. The survey work shall be executed in a professional manner by the Surveyor or by personnel under the direct personal supervision of the Surveyor. The Surveyor shall conduct check measurements to assure that the intended accuracy of the survey is achieved.

4. CLASSIFICATION OF SURVEY BY LAND USE

The degree of precision and accuracy necessary for a particular property survey shall be based upon the intended use of the land. If the client does not include information regarding the intended use, the classification of the survey shall be based upon the current use of the land.

The classifications of surveys are as follows:

- a. Urban Surveys - Urban surveys are performed on land lying within or adjoining a city or town, and include commercial and industrial properties, condominiums, townhouses, apartments and other multi-unit developments, regardless of geographic location. All ALTA/ACSM Land Title Surveys are included in this classification.

- b. Suburban Surveys - Suburban surveys are performed on land lying outside of urban areas and developed for single family residential use.
- c. Rural Surveys - Rural surveys are performed on undeveloped land lying outside of urban and suburban areas such as farms.

5. RELATIVE POSITIONAL ACCURACY

Classification of Survey	Acceptable Relative Positional Accuracy
Urban	0.07 feet (21 mm) plus 50 ppm
Suburban	0.13 feet (40 mm) plus 100 ppm
Rural	0.26 feet (79 mm) plus 200 ppm
	Accuracy is given at the 95 percent confidence level.

5. Public Comment