



LEGISLATURE OF THE STATE OF IDAHO



Sixty-fifth Legislature

First Regular Session - 2019

IN THE _____

BILL NO. _____

BY _____

AN ACT

RELATING TO PLATS AND VACATIONS AND RECORDING OF SURVEYS; AMENDING SECTION 50-1304, IDAHO CODE, TO PROVIDE FOR A SURVEYOR'S NARRATIVE; AND AMENDING SECTION 55-1906, IDAHO CODE, TO REVISE PROVISIONS REGARDING RECORDS OF SURVEY AND TO PROVIDE THAT A RECORD OF SURVEY SHALL CONTAIN A SURVEYOR'S NARRATIVE.

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

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

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

(2) The plat shall show: (a) the streets and alleys, with widths and courses clearly shown; (b) each street named; (c) all lots numbered consecutively in each block, and each block lettered or numbered, provided however, in a platted cemetery, that each block, section, district or division and each burial lot shall be designated by number or letter or name; (d) each and all lengths of the boundaries of each lot shall be shown, provided however, in a platted cemetery, that lengths of the boundaries of each burial lot may be shown by appropriate legend; (e) the exterior boundaries shown by distance and bearing; (f) descriptions of survey monuments; (g) point of beginning with ties to at least two (2) public land survey corner monuments in one (1) or more of the sections containing the subdivision, or in lieu of public

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

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

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

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

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

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

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

27 (4) Certificate of survey;

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

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

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

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

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