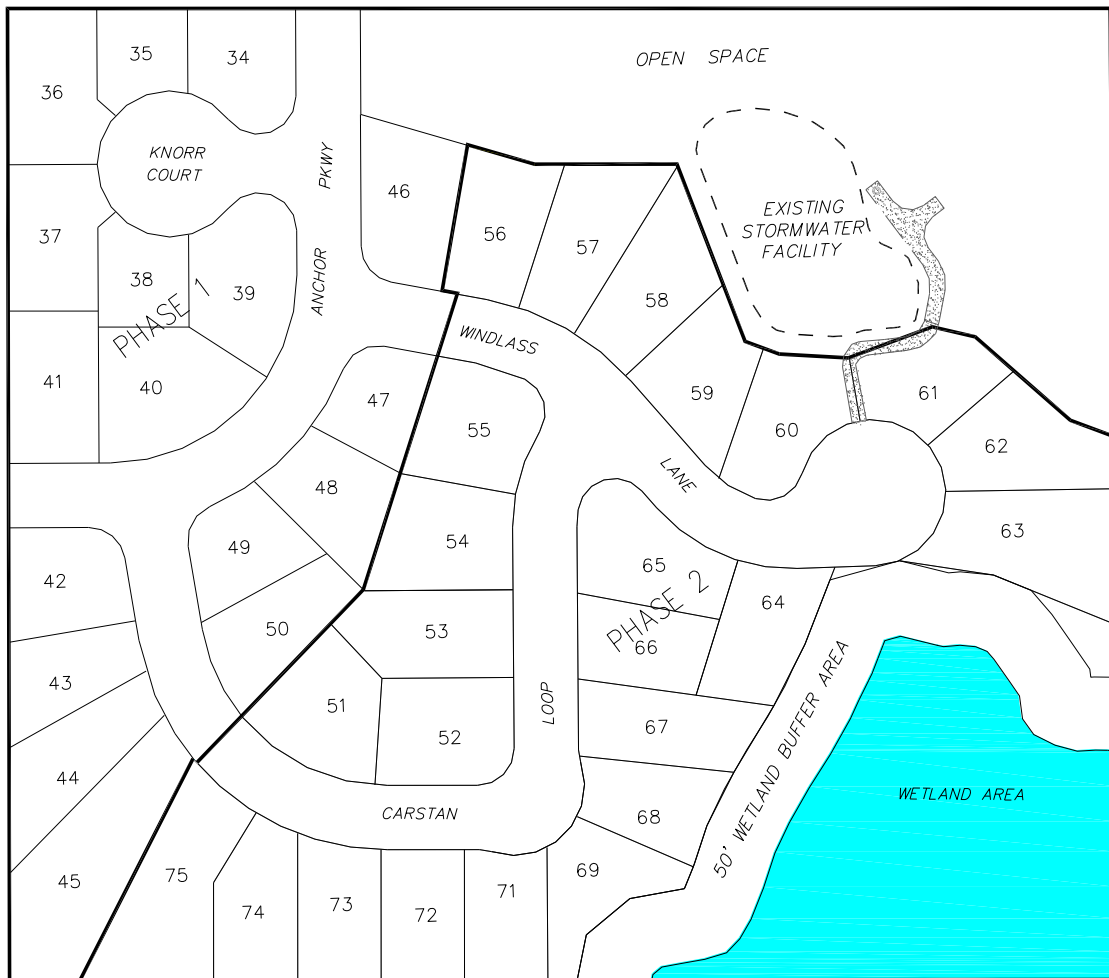


*Whatcom County Development Standards*

**CHAPTER 4:  
LAND DIVISION**



**PURPOSE**

The purpose of this chapter is to implement the provisions of the Whatcom County Land Division Regulations ([Whatcom County Code Title 21](#)), by providing uniform Development Standards for dividing land.

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## **SECTION 401 – REGULATORY AUTHORITY**

[Whatcom County Code 21.01.140](#) authorizes the adoption of Development Standards to implement the Whatcom County Land Division Regulations.

## **SECTION 402 – TECHNICAL ADMINISTRATOR**

The Director of the Planning and Development Services Department is designated as the Technical Administrator for administering Sections 403, 406, 411 and the coordinating agent for the regulatory process of this chapter. The County Engineer is designated as the Technical Administrator for administering Sections 405, 407, 409, 410 and the overall form of plats and binding site plans of this chapter.

## **SECTION 403 – EXEMPTIONS**

Land divisions that meet the qualifications for an exemption under Section 21.03.020 of the Whatcom County Land Division Regulations are exempt from this chapter of the Development Standards.

## **SECTION 404 – GENERAL CONSIDERATIONS**

### **A. Applicability**

This chapter applies to long subdivisions, binding site plans, short subdivisions, boundary line adjustments, and dedications.

### **B. Variances/Appeals**

Alternatives to any specific requirement of the Development Standards may be considered through an administrative variance procedure. The Technical Administrator will be responsible for reviewing applications for variances to the development standards and shall be responsible for making variance determinations. Variances and appeals to Whatcom County Development Standards may be issued pursuant to Chapter 1, Section 106 and 107.

## SECTION 405 – ROADS

See Whatcom County Development Standards – Chapter 5 Road Standards, for Design and Technical requirements. All lots within a subdivision, short subdivision, or binding site plan shall abut or have legal access to a constructed public or private road.

- A. Private Roads
  - 1. Private roads may be permitted in any short or long subdivision and binding site plan as provided for in Chapter 5, Road Standards.
  - 2. Road maintenance agreements are required covering the topics of maintenance, repair, improvement, cost sharing and enforcement for the private road and drainage facilities.
- B. The ingress-egress points of a project site will create a safe and efficient circulation pattern and facilitate emergency response.

## SECTION 406 – LAND DIVISION PROCEDURES

The following is a summary of the land division procedures intended to give a general overview of the process. Please see the Whatcom County Land Division Regulations (Title 21) for further details.

- A. Summary of the **Long Subdivision** Process
  - ✓ PREAPPLICATION MEETING
  - ✓ SUBMISSION OF PRELIMINARY PLAT APPLICATION & FEES
  - ✓ PUBLIC AND AGENCY NOTIFICATION
  - ✓ STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW
  - ✓ TECHNICAL REVIEW COMMITTEE MEETING
  - ✓ STAFF REPORT
  - ✓ PUBLIC HEARING
  - ✓ HEARING EXAMINER DECISION
  - ✓ SUBMITTAL OF REVISED PRELIMINARY PLAT

- ✓ PREPARATION, REVIEW AND APPROVAL OF ORIGINAL DRAWINGS, PLANS AND SPECIFICATIONS FOR STREETS, STORMWATER MANAGEMENT, CLEARING, GRADING, EROSION CONTROL AND UTILITIES.
- ✓ INSTALLATION OF IMPROVEMENTS  
(OR POSTING SECURITIES FOR IMPROVEMENTS IF ALLOWED)
- ✓ FINAL PLAT PREPARATION AND SUBMITTAL & FEES
- ✓ AGENCY APPROVALS
- ✓ PAYMENT OF TAXES AND RECORDATION OF FINAL PLAT  
(ORIGINAL DRAWING)
- ✓ COMPLETION OF IMPROVEMENTS FOR WHICH SECURITIES WERE POSTED

B. Summary of the **Binding Site Plan** Process

- ✓ PREAPPLICATION MEETING
- ✓ SUBMISSION OF PRELIMINARY BINDING SITE PLAN APPLICATION & FEES
- ✓ PUBLIC AND AGENCY NOTIFICATION
- ✓ STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW
- ✓ TECHNICAL REVIEW COMMITTEE MEETING
- ✓ STAFF REPORT
- ✓ PUBLIC HEARING
- ✓ HEARING EXAMINER DECISION
- ✓ SUBMITTAL OF REVISED PRELIMINARY BINDING SITE PLAN
- ✓ PREPARATION, REVIEW AND APPROVAL OF ORIGINAL DRAWINGS, PLANS AND SPECIFICATIONS FOR STREETS, STORMWATER MANAGEMENT, CLEARING, GRADING, EROSION CONTROL AND UTILITIES.
- ✓ INSTALLATION OF IMPROVEMENTS  
(OR POSTING SECURITIES FOR IMPROVEMENTS IF ALLOWED)
- ✓ GENERAL AND SPECIFIC BINDING SITE PLAN PREPARATION AND SUBMITTAL & FEES

- ✓ AGENCY APPROVALS
- ✓ PAYMENT OF TAXES AND RECORDATION OF BINDING SITE PLAN (ORIGINAL DRAWING)
- ✓ COMPLETION OF IMPROVEMENTS FOR WHICH SECURITIES WERE POSTED

C. Summary of the **Short Subdivision** Process

- ✓ PREAPPLICATION MEETING (OPTIONAL)
- ✓ SUBMISSION OF APPLICATION & FEES
- ✓ REVIEW OF SUBMITTALS
- ✓ STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW -If required
- ✓ TECHNICAL REVIEW COMMITTEE MEETING
- ✓ NOTICE OF PRELIMINARY APPROVAL
- ✓ PREPARATION, REVIEW AND APPROVAL OF ORIGINAL DRAWINGS, PLANS AND SPECIFICATIONS FOR STREETS, STORMWATER MANAGEMENT, CLEARING, GRADING, EROSION CONTROL AND UTILITIES.
- ✓ INSTALLATION OF IMPROVEMENTS (OR POSTING SECURITIES FOR IMPROVEMENTS IF ALLOWED)
- ✓ FINAL SHORT PLAT PREPARATION AND SUBMITTAL
- ✓ AGENCY APPROVALS
- ✓ PLANNING AND DEVELOPMENT SERVICES WRITTEN FINDINGS AND FINAL DECISION
- ✓ RECORDATION OF FINAL SHORT PLAT (ORIGINAL DRAWING)
- ✓ COMPLETION OF IMPROVEMENTS FOR WHICH SECURITIES WERE POSTED

D. Summary of the **Agricultural Short Subdivision** Process

- ✓ PRE-APPLICATION MEETING (OPTIONAL)
- ✓ SUBMISSION OF APPLICATION AND FEES
- ✓ REVIEW OF SUBMITTALS
- ✓ SEPA REVIEW (IF REQUIRED)
- ✓ TECHNICAL REVIEW COMMITTEE MEETING
- ✓ NOTICE OF PRELIMINARY APPROVAL
- ✓ PREPARATION, REVIEW AND APPROVAL OF ORIGINAL DRAWINGS (A PARTIAL SURVEY MAY BE SUFFICIENT)
- ✓ APPLICATION & APPROVAL OF REQUIRED PERMITS FOR SITE WORK OR INFRASTRUCTURE IMPROVEMENTS
- ✓ INSTALLATION OF IMPROVEMENTS (IF REQUIRED) OR POSTING OF SECURITIES IF ALLOWED
- ✓ FINAL AGRICULTURAL SHORT PLAT PREPARATION AND SUBMITTAL (MYLAR OR RECORDABLE VERSION)
- ✓ AGENCY APPROVALS
- ✓ PLANNING AND DEVELOPMENT SERVICES WRITTEN FINDINGS AND FINAL DECISION
- ✓ PAYMENT OF TAXES AND RECORDATION OF FINAL SHORT PLAT (ORIGINAL DRAWING)
- ✓ COMPLETION OF IMPROVEMENTS IF SECURITIES WERE POSTED

## SECTION 407 – SURVEYS

Horizontal control monuments are permanent references for the establishment and perpetuation of the location of the boundaries, roads and lots of a land division. The establishing and recording of permanent control monuments and lot corners protects the public and contributes to the body of public record.

A. Permanent Survey Monuments

1. Permanent Control Non-Roadway Monuments:

Shall be installed in accordance with Drawing 407.A-1.

2. Permanent Control Roadway Monuments:

Shall be installed in accordance with Drawing 407.A-1.

3. Lot Corner:

Survey monument shall be at least ½” (No. 4) reinforcing bar, 18” long marked per RCW 58.09.120, set no more than 3” above finished ground level. Lot corners that fall on a concrete sidewalk may use a rock or concrete nail with a shiner (brass washer with LS number).

4. Alternate Monument:

A commercial pre-manufactured rod or pipe driving type monument may be used subject to approval. (See appendix for typical styles).

B. Disturbed, Destroyed and Removed Survey Monuments WAC 332-120-030:

(1) No survey monument shall be removed or destroyed before a permit is obtained as required by this chapter.

(2) Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments.

C. Temporary Survey Markers

Temporary survey markers will consist of a minimum 1”x2” wood hub or equivalent material, and long enough to reasonably secure in the ground.



- D. Refer to WAC 332-130 for regulations setting minimum standards for land boundary surveys, geodetic control surveys, survey map requirements and providing guidelines for the preparation of land descriptions.

**SECTION 408 – SECURITIES**

As an alternate to complete installation of required improvements, the subdivider may elect to post securities, with the approval of the appropriate County authority, as set forth in the Whatcom County Development Standards guaranteeing completion of the work. No occupancy permit, final inspection, or use of the lot(s) created by a short subdivision, long subdivision or binding site plan shall be issued or allowed until all necessary infrastructure improvements as specified by Title 21 have been met.

**SECTION 409 – SURVEY MONUMENT CERTIFICATE**

- A. Each set of original drawings for a final long plat, binding site plan, or short plat for which temporary survey and reference markers are set, shall provide a certificate block for the surveyor, as follows:

*SURVEYOR’S CERTIFICATE*

*Temporary survey and referenced markers have been placed. Permanent survey monuments and/or lot corner monuments will be set prior to expiration of the performance security for construction of improvements and any extensions thereof.*

*Name of Surveyor  
(Signed and Sealed) \_\_\_\_\_  
Certificate No. \_\_\_\_\_  
Date \_\_\_\_\_*

- B. Required wording for Surveyor Certificate for Setting Monuments pursuant to the requirements of Section 409(A). This certificate shall be filed with the County Auditor.

*SURVEYOR’S CERTIFICATE*

*Permanent survey monuments and/or lot corner monuments have been set as shown on (Name of long plat, binding site plan, or short plat) recorded under A.F. No. \_\_\_\_\_ by me or under my direction in conformance with the requirements of the Survey Recording Act.*

*Name of Surveyor  
(Signed and Sealed) \_\_\_\_\_  
Certificate No. \_\_\_\_\_  
Date \_\_\_\_\_*

**SECTION 410 – OCCUPATIONAL INDICATORS, FENCE, PRIVATE ROAD AND STORMWATER NOTES**

- A. Required wording for Occupational Indicators and Existing Fence Line Notes:

*OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:*

*This survey has depicted existing fence lines and/or encroachments in accordance with WAC Chapter 332-130; these occupational indicators may indicate a potential for claims of unwritten ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this survey. Whatcom County, by approval of this long plat/binding site plan/short plat, makes no determination as to the validity of such claims should they arise.*

- B. Road Maintenance wording is required on the face of the plat for Private Roads. Suggested wording as follows:

*1. MAINTENANCE OF PRIVATE ROADS:*

*All costs of maintaining, repairing, improving or otherwise connected with said easement(s) shall be (borne equally/ by length of use/or other cost sharing mechanism) by the lot owners and other users if they are users thereof. Said costs shall therefore become an enforceable lien against any lot whose owner refuses or fails to participate in the maintenance, repairs, or improvements made by agreement of the other owners. This provision shall be construed as a covenant running with the land.*

*2. MAINTENANCE OF PRIVATE ROADS:*

*All costs of maintaining, repairing, improving or otherwise connected with said easement(s) shall be according to the declaration of covenants, conditions, reservations and restrictions of the long plat/binding site plan/short plat of \_\_\_\_\_, as recorded under Auditor’s File No. \_\_\_\_\_ in the Whatcom County Auditor’s office.*

- C. Required wording for Maintenance of Private Stormwater Facilities:

*MAINTENANCE OF PRIVATE STORMWATER FACILITIES:*

*The property owner(s) or Community Association has the responsibility to properly maintain all stormwater facilities not within County rights-of-way. The County may access and inspect all stormwater facilities and Community Association inspection records. If the property owner(s) or Community Association has failed to maintain the stormwater facilities, the County can issue written notice specifying the required actions. If the actions are not corrected in a timely manner or in the event of a public hazard, the*

*County may enter the property to perform the actions needed and bill the property owner(s) or Community Association. Any action taken by Whatcom County shall not relieve the property owner(s) or Community Association from its responsibility to maintain the stormwater facilities. (See Whatcom County Development Standards, Chapter 2 – Stormwater Management)*

**STORMWATER FACILITY ACCESS:**

*Access to stormwater facilities is to remain unobstructed for inspection and maintenance of the system. Access roads are to be maintained for vehicle access. No alteration is allowed without prior Whatcom County approval.*

**SECTION 411 – RIGHT TO FARM, TO PRACTICE FORESTRY, MINERAL RESOURCE LAND, PIPELINE, AND AIRPORT DISCLOSURE NOTES**

**A. RIGHT TO FARM**

All short plat, long plat and binding site plans for land on or within one-half mile of the area designated as agriculture or rural on the map or maps comprising the Whatcom County Comprehensive Plan or within one-half mile of land upon which agricultural operations are being conducted shall contain a notice of disclosure as follows:

*The subject property is within or near designated agriculture lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and application of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Whatcom County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state, and federal laws.*

Refer to Whatcom County Code 14.02 for policy, purpose and further details.

**B. RIGHT TO PRACTICE FORESTRY**

All short plat, long plat and binding site plans for land on or within one-half mile of the area designated as forestry on the map or maps comprising the Whatcom County Comprehensive Plan shall contain a notice of disclosure as follows:

*The subject property is within or near designated FORESTRY lands on which a variety of commercial activities may occur. The legally permissible amounts of noise, dust, smoke, traffic and fumes which may be generated by activities on forest land may exceed those levels conducive to a tranquil residential environment. While the application by spraying or other means of forest chemicals may be legally permitted on forest lands, the persons making such applications and the owners of properties where such applications are being made, may be liable for loss and damages which are caused by the migration of forest chemicals from the site of the approved application. Whatcom County has determined that the use of real property for forestry operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from legally permitted forest practices, if such operations are consistent with commonly accepted best management practices and otherwise comply with local, state and federal laws.*

Refer to Whatcom County Code 14.04 for policy, purpose and further details.

**C. MINERAL RESOURCE LAND DISCLOSURE**

All short plat, long plat and binding site plans for land on or within 500 feet of the area designated as mineral resource land on the map or maps comprising the Whatcom County comprehensive plan shall contain the notice of disclosure as follows:

*The subject property is on or within five hundred feet of designated Mineral Resource Land upon which a variety of mining related activities may occur that are not compatible with residential development for certain periods of limited duration. Within a Mineral Resource Land designation, an application may be submitted for mining and mining-related activities, including extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. Whatcom County has determined that the use of real property for mineral operations is a priority use in designated Mineral Resource Lands and will not consider to be a nuisance those inconveniences or discomforts arising from mine operations, if such operations are consistent with commonly accepted best management practices and otherwise comply with local, state, and federal laws. Copies of these laws are available at the Whatcom County Planning and Development Services office.*

Refer to Whatcom County Code 14.06 for policy, purpose and further details.

D. PIPELINE DISCLOSURE

All short plats, long plats and binding site plans for land within 660’ of a pipeline shown on Map 12, Chapter 5 of the Whatcom County Comprehensive Plan shall contain a notice of disclosure as follows:

*The subject property is located within 660' of a significant oil/natural gas pipeline. This disclosure is pursuant to WCC 21.04.170/WCC 21.06.070/WCC 21.08.070 and is for notification purposes only. By approving this land division, Whatcom County assumes no responsibility for the safety, maintenance, or nuisance potential that may arise due to the proximity of the pipeline to this property.*

E. AIRPORT DISCLOSURE

All short plats, long plats and binding site plans for land within one mile of the runway of a public use airport (Bellingham International Airport, Blaine Municipal Airport or Lynden airport) shall contain a notice of disclosure as follows:

*The subject property is near an airport. The amount of noise which may be generated by airport operations may exceed levels anticipated in a residential setting. Whatcom County will not consider airport operations and associated impacts to be a nuisance if such operations comply with applicable laws.*

Refer to Whatcom County Code 8.34 for policy, purpose and further details.

**SECTION 412 – PLAT REVISION AFTER PRELIMINARY APPROVAL:  
HEARING EXAMINER, OWNER AND SURVEYOR SIGNATURE BLOCKS  
(For revisions of the Preliminary Plat to reflect Hearing Examiner  
conditions of approval)**

- A. Each revised preliminary long plat and preliminary binding site plan, which must be submitted within 30 days after preliminary long subdivision approval or preliminary binding site plan approval, shall provide a Hearing Examiner signature block as follows:

**WHATCOM COUNTY HEARING EXAMINER APPROVAL**

*Pursuant to WCC 21.05.030(2)/WCC 21.07.030(2), I have examined this revised (preliminary long plat/preliminary binding) site plan and have determined that the layout of lots, roads, open space and other geometrical configurations complies with the terms of preliminary approval. On this basis, the applicant may commence construction of improvements and preparation of the final plat/general binding site plan/specific binding site plan.*

\_\_\_\_\_  
Whatcom County Hearing Examiner

\_\_\_\_\_  
Date

- B. Each revised preliminary plat and preliminary binding site plan, which must be submitted within 30 days after preliminary long subdivision approval or preliminary binding site plan approval, shall provide a land owner signature block as follows:

*LAND OWNER'S ACKNOWLEDGEMENT*

*I hereby acknowledge that this revised (preliminary long plat/preliminary binding site plan) approved by the Hearing Examiner is the basis for proceeding with construction of improvements and preparation of the final plat/general binding site plan/specific binding site plan. I acknowledge that modifications must be approved in accordance with WCC 21.05.110/WCC 21.07.110.*

\_\_\_\_\_  
*Land Owner(s)*

\_\_\_\_\_  
*Date*

- C. Each revised preliminary plat and preliminary binding site plan, which must be submitted within 30 days after preliminary long subdivision approval or preliminary binding site plan approval, shall provide a Surveyor signature block as follows:

*SURVEYOR'S ACKNOWLEDGEMENT*

*I have revised this (preliminary long plat/preliminary binding site plan) consistent with the preliminary approval granted by the Hearing Examiner/County Council on (insert date here). I hereby acknowledge that this revised preliminary long plat/preliminary binding site plan approved by the Hearing Examiner is the basis for proceeding with construction of improvements and preparation of the final plat/general binding site plan/specific binding site plan. I acknowledge that modifications must be approved in accordance with WCC 21.05.110/WCC 21.07.110.*

\_\_\_\_\_  
*Surveyor*

\_\_\_\_\_  
*Date*

**SECTION 413 - ORIGINAL DRAWINGS: OWNER DECLARATION AND DEDICATION, AND SURVEYOR SIGNATURE BLOCKS**

- A. Signatures of owners shall be notarized. Recommended wording for Owner Declaration and Dedication Certificates:
  - 1. **WITH DEDICATION** (All owners with any ownership interest)

*DECLARATION & DEDICATION:*

*The undersigned owner(s), hereby declare this (long plat/binding site plan/short plat) and dedicate to the use of the public forever the road rights-of-way as shown on this*

*(long plat/binding site plan/short plat); and hereby waive all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road, and made with our free consent and in accordance with our wishes.*

\_\_\_\_\_  
Owner(s)

**2. WITHOUT DEDICATION**

**DECLARATION:**

*The undersigned owner(s), hereby declare this (long plat/binding site plan/short plat/boundary line adjustment) is made with our free consent and in accordance with our wishes.*

\_\_\_\_\_  
Owner(s)

**B. Required wording for Surveyor’s Signature Block:**

**SURVEYOR’S CERTIFICATE**

*This map correctly represents a survey made by me or under my direction in conformance with the requirements of the State Law at the request of \_\_\_\_\_ on \_\_\_\_\_, 20\_\_.*

*Name of Surveyor  
(Signed & Sealed) \_\_\_\_\_  
Certificate No. \_\_\_\_\_*

**C. Required wording for Surveyor’s Signature Block for Boundary Line Adjustments:**

**SURVEYOR’S CERTIFICATE (BOUNDARY LINE ADJUSTMENTS)**

*This drawing and legal description correctly represents a records search made by me or under my direction and is not an actual field survey.*

*Name of Surveyor  
(Signed and Sealed) \_\_\_\_\_  
Certificate No. \_\_\_\_\_  
Date \_\_\_\_\_*

**SECTION 414 - ORIGINAL DRAWINGS: Auditor, Council, COUNTY ENGINEER, Health DEPARTMENT, Planning & Development Services, AND Treasurer Signature Blocks**

**A. AUDITOR**

Each set of original drawings shall provide a signature block for the County Auditor, located along the bottom margin, as follows:

*AUDITOR’S CERTIFICATE*

*I hereby certify that this (long plat/binding site plan/short plat/boundary line adjustment) was filed for record in the office of the Auditor of Whatcom County, Washington this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ a.m./p.m. at the request of \_\_\_\_\_ and is recorded under Auditor’s file number \_\_\_\_\_.*

*(Name of Auditor)*

*By \_\_\_\_\_  
Auditor of Whatcom County*

*Deputy Auditor*

**B. FINAL LONG PLAT – NO DEDICATION**

Each set of original drawings of a final long plat shall provide a signature block for the County Council as follows, when there are no dedications:

*WHATCOM COUNTY COUNCIL APPROVAL*

*This final long plat conforms to all terms of the preliminary subdivision approval, meets the requirements of RCW 58.17 and other applicable state laws, and meets the requirements of Title 21 that were in effect at the time of vesting of the preliminary plat application and, therefore, is approved by the Whatcom County Council.*

\_\_\_\_\_  
*Whatcom County Council Chairperson*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Attest: Clerk of the Council*

\_\_\_\_\_  
*Date*

**C. FINAL LONG PLAT - DEDICATION**

Each set of original drawings of a final long plat shall provide a signature block for the County Council as follows, when there is a dedication:



**WHATCOM COUNTY COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION**

*This final long plat conforms to all terms of the preliminary subdivision approval, meets the requirements of RCW 58.17 and other applicable state laws, and meets the requirements of Title 21 that were in effect at the time of vesting of the preliminary plat application and, therefore, is approved by the Whatcom County Council. The Whatcom County Council also accepts the rights-of-way/other dedication shown on this long plat.*

\_\_\_\_\_  
*Whatcom County Council Chairperson*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Attest: Clerk of the Council*

\_\_\_\_\_  
*Date*

**D. BINDING SITE PLAN OR SHORT PLAT - DEDICATION**

Each set of original drawings for a binding site plan or short plat that requires the County Council to accept a dedication (other than road rights-of-way dedications, which are accepted by the County Engineer) shall provide a signature block as follows:

**WHATCOM COUNTY COUNCIL ACCEPTANCE OF DEDICATION**

*The Whatcom County Council accepts the dedication of \_\_\_\_\_ to the public, as shown on this (binding site plan/short plat).*

\_\_\_\_\_  
*Whatcom County Council Chairperson*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Attest: Clerk of the Council*

\_\_\_\_\_  
*Date*

**E. FINAL LONG PLAT – COUNTY ENGINEER**

Each set of original drawings for a final long plat shall provide a signature block for the County Engineer, as follows:

**WHATCOM COUNTY ENGINEER'S APPROVAL:**

*Examined and approved by Whatcom County Public Works Department as to the survey data, layout of streets, alleys and other rights-of-way on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

\_\_\_\_\_  
*Whatcom County Engineer*

**F. BINDING SITE PLAN – NO DEDICATION**

Each set of original drawings for a binding site plan that does not contain a road rights-of-way dedication shall provide a signature block for the County Engineer, as follows:

*WHATCOM COUNTY ENGINEER’S APPROVAL:*

*Examined and approved by Whatcom County Public Works Department as to the survey data, layout of streets, alleys and other rights-of-way on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

\_\_\_\_\_  
*Whatcom County Engineer*

**G. BINDING SITE PLAN - DEDICATION**

Each set of original drawings for a binding site plan that contains a road rights-of-way dedication shall provide a signature block for the County Engineer, as follows:

*WHATCOM COUNTY ENGINEER’S APPROVAL AND ACCEPTANCE OF ROAD RIGHTS-OF-WAY DEDICATION:*

*Examined and approved by Whatcom County Public Works Department as to the survey data, layout of streets and other rights-of-way and acceptance of the dedication on behalf of Whatcom County, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

\_\_\_\_\_  
*Whatcom County Engineer*

**H. SHORT PLAT - DEDICATION**

Each set of original drawings for a short plat that contains a rights-of-way dedication shall provide a signature block for the County Engineer, as follows:

*WHATCOM COUNTY ENGINEER’S ACCEPTANCE OF RIGHTS-OF-WAY DEDICATION:*

*Road rights-of-way dedication accepted on behalf of Whatcom County, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

\_\_\_\_\_  
*Whatcom County Engineer*

**I. HEALTH DEPARTMENT**

Each set of original drawings that requires approval of the Whatcom County Health Department shall provide a signature block as follows:

*WHATCOM COUNTY HEALTH DEPARTMENT APPROVAL:*

*This (final long plat/binding site plan) has been examined and approved by the Whatcom County Health Department as to the adequacy of potable water supply and sewage disposal.*

\_\_\_\_\_  
*Health Department Representative*

\_\_\_\_\_  
*Date*

**J. GENERAL BINDING SITE PLAN – PLANNING & DEVELOPMENT SERVICES**

Each set of original drawings for a general binding site plan shall provide a signature block for Whatcom County Planning and Development Services as follows:

*PLANNING AND DEVELOPMENT SERVICES APPROVAL*

*This general binding site plan conforms to all terms of the preliminary binding site plan approval, meets the requirements of RCW 58.17 and other applicable state laws, and meets the requirements of Title 21 that were in effect at the time of vesting of the preliminary binding site plan application. Therefore, this general binding site plan is hereby approved.*

\_\_\_\_\_  
*Planning and Development Services Director*

\_\_\_\_\_  
*Date*

**K. SPECIFIC BINDING SITE PLAN - PLANNING & DEVELOPMENT SERVICES**

Each set of original drawings for a specific binding site plan shall provide a signature block for Whatcom County Planning and Development Services as follows:

*PLANNING AND DEVELOPMENT SERVICES APPROVAL*

*This specific binding site plan conforms to all terms of the preliminary and general binding site plan approval, meets the requirements of RCW 58.17 and other applicable state laws, and meets the requirements of Title 21 that were in effect at the time of vesting of the preliminary binding site plan application. Therefore, this specific binding site plan is hereby approved.*

\_\_\_\_\_  
*Planning and Development Services Director*

\_\_\_\_\_  
*Date*

**L. GENERAL & SPECIFIC BINDING SITE PLAN - PLANNING & DEVELOPMENT SERVICES**

Each set of original drawings for a combined general and specific binding site plan shall provide a signature block for Whatcom County Planning and Development Services as follows:

*PLANNING AND DEVELOPMENT SERVICES APPROVAL*

*This combined general and specific binding site plan conforms to all terms of the preliminary binding site plan approval, meets the requirements of RCW 58.17 and other applicable state laws, and meets the requirements of Title 21 that were in effect at the time of vesting of the preliminary binding site plan application. Therefore, this combined general and specific binding site plan is hereby approved.*

\_\_\_\_\_  
*Planning and Development Services Director*

\_\_\_\_\_  
*Date*

**M. SHORT PLAT & BOUNDARY LINE ADJUSTMENT - PLANNING & DEVELOPMENT SERVICES**

Each set of original drawings for a short plat and boundary line adjustment shall provide a signature block for Whatcom County Planning and Development Services as follows:

*PLANNING AND DEVELOPMENT SERVICES APPROVAL*

*This (short plat/boundary line adjustment) has been examined and approved by the Whatcom County Planning and Development Services Department in accordance with the Title 21 Land Division Regulations.*

\_\_\_\_\_  
*Planning and Development Services Director*

\_\_\_\_\_  
*Date*

**N. FINAL LONG PLAT & BINDING SITE PLANS - TREASURER**

Each set of original drawings for final long plats and binding site plans shall provide a signature block for the County Treasurer as follows:

*WHATCOM COUNTY TREASURER'S CERTIFICATE*

*Examined and certified by the Whatcom County Treasurer that all taxes required by law to be paid upon that portion of real estate within this (long plat/binding site plan) and all delinquent assessments for which the property is liable as of the date of this certification have been fully paid, satisfied, or discharged as shown on the records of my office.*

\_\_\_\_\_  
*Treasurer, Whatcom County, Washington*

\_\_\_\_\_  
*Date*

## **APPENDICES**

- A. WAC 332-130 MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AND GEODETIC CONTROL SURVEYS AND GUIDELINES FOR THE PREPARATION OF LAND DESCRIPTIONS**
  
- B. ALTERNATE MONUMENTS**
  
- C. PERMANENT CONTROL MONUMENTS DRAWING 407.A-1**

## APPENDIX A

### Chapter 332-130 WAC MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AND GEODETIC CONTROL SURVEYS AND GUIDELINES FOR THE PREPARATION OF LAND DESCRIPTIONS

Last Update: 5/10/04

#### WAC SECTIONS

[332-130-010](#) Authority.

[332-130-020](#) Definitions.

[332-130-025](#) Corner restoration -- Recording form.

[332-130-030](#) Land subdivision and corner restoration standards -- Recording.

[332-130-040](#) Land description guidelines.

[332-130-050](#) Survey map requirements.

[332-130-060](#) Geodetic control survey standards.

[332-130-070](#) Survey standards.

[332-130-080](#) Relative accuracy -- Principles.

[332-130-090](#) Field traverse standards for land boundary surveys.

[332-130-100](#) Equipment and procedures.

**WAC 332-130-010 Authority.** The department of natural resources, in accordance with RCW 58.24.040, 58.09.050, and 58.17.160, prescribes the following regulations setting minimum standards for land boundary surveys and geodetic control surveys and providing guidelines for the preparation of land descriptions.

[Statutory Authority: RCW 58.09.050 and 58.24.040(1). 92-03-007 (Order 597), § 332-130-010, filed 1/3/92, effective 2/3/92. Statutory Authority: RCW 58.24.040(1). 89-11-028 (Order 561), § 332-130-010, filed 5/11/89; Order 275, § 332-130-010, filed 5/2/77.]

**WAC 332-130-020 Definitions.** The following definitions shall apply to this chapter:

(1) **Geodetic control surveys:** Surveys for the specific purpose of establishing control points for extending the National Geodetic Survey horizontal and vertical control nets, establishing plane coordinate values on boundary monuments within the requirements of the Washington coordinate system, and determining the vertical elevations of boundary monuments.

(2) **GLO and BLM:** The General Land Office and its successor, the Bureau of Land Management.

(3) **Land boundary surveys:** All surveys, whether made by individuals, entities or public bodies of whatever nature, for the specific purpose of establishing, reestablishing, laying out, subdividing, defining, locating and/or monumenting the boundary of any easement, right of way, lot, tract, or parcel of real property or which reestablishes or restores General Land Office or Bureau of Land Management survey corners.

(4) **Land corner record:** The record of corner information form as prescribed by the department of natural resources in WAC [332-130-025](#).

(5) **Land description:** A description of real property or of rights associated with real property.

(6) **Land surveyor:** Any person authorized to practice the profession of land surveying under the provisions of chapter 18.43 RCW.

(7) **NAD83 (1991):** North American Datum of 1983, adjusted in 1991.

(8) **Parcel:** A part or portion of real property including but not limited to GLO segregations, easements, rights of way, aliquot parts of sections or tracts.

(9) **Survey Recording Act:** The law as established and designated in chapter 58.09 RCW.

(10) **Washington coordinate system:** The system of plane coordinates as established and designated by chapter 58.20 RCW.

[Statutory Authority: RCW 58.09.050 and 58.24.040(1). 92-03-007 (Order 597), § 332-130-020, filed 1/3/92, effective 2/3/92. Statutory Authority: RCW 58.24.040(1). 91-19-013 (Order 581), § 332-130-020, filed 9/9/91, effective 10/10/91; 89-11-028 (Order 561), § 332-130-020, filed 5/11/89; Order 275, § 332-130-020, filed 5/2/77.]

**WAC 332-130-025 Corner restoration -- Recording form.** The record of corner information required to be filed with the county auditor by the Survey Recording Act shall be filed on a form substantially like the following:





MARK THE CORNER LOCATION BELOW AND FILL IN THE CORNER CODE BLANK ON THE OTHER SIDE:

For corners at the intersection of two lines, the corner code is the alphanumeric coordinate that corresponds to the appropriate intersection of lines.

For corners that are only on one line, the corner code is the line designation and the related line segment; i.e., a corner on line 5 between "B" and "C" is designated BC-5.

For corners that are between lines, the corner code is both line segments; i.e., a corner in the SE1/4 of the SE1/4 of section 18 is designated MN 4-5.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
A																										A
B																										B
C			6			5				4				3				2						1		C
D																										D
E																										E
F																										F
G			7			8				9				10				11						12		G
H																										H
J																										J
K																										K
L			18			17				16				15				14						13		L
M																										M
N																										N
O																										O
P			19			20				21				22				23						24		P
Q																										Q
R																										R
S																										S
T			30			29				28				27				26						25		T
U																										U
V																										V
W																										W
X			31			32				33				34				35						36		X
Y																										Y
Z																										Z

RCW 58.09.060 (2) requires the following information on this form: an accurate description and location, in reference to the corner position, of all monuments and accessories (a) found at the corner and (b) placed or replaced at the corner; (c) basis of bearings used to describe or locate such monuments or accessories; and (d) corollary information that may be helpful to relocate or identify the corner position.

SPACE FOR ADDITIONAL COMMENT:

[Statutory Authority: RCW 58.24.040(1) and 58.09.050. 97-02-071, § 332-130-025, filed 12/31/96, effective 1/31/97; 92-03-007 (Order 597), § 332-130-025, filed 1/3/92, effective 2/3/92.]

**WAC 332-130-030 Land subdivision and corner restoration standards --**

**Recording.** The following requirements apply when a land boundary survey is performed. If, in the professional judgment of the surveyor, the procedures of subsections (1) and (2) of this section are not necessary to perform the survey, departures from these requirements shall be explained and/or shown on the survey map produced.

(1) The reestablishment of lost GLO or BLM corners and the subdividing of sections shall be done according to applicable GLO or BLM plats and field notes and in compliance with the rules as set forth in the appropriate GLO or BLM *Manual of Surveying Instructions*, manual supplements and circulars. Federal or state court decisions that influence the interpretation of the rules should be considered. Methods used for such corner reestablishment or section subdivision shall be described on the survey map produced.

(2) All maps, plats, or plans showing a land boundary survey shall show all the corners found, established, reestablished and calculated, including corresponding directions and distances, which were used to survey and which will be necessary to resurvey the parcel shown. Additionally, all such maps, plats, or plans shall show sufficient section subdivision data, or other such controlling parcel data, necessary to support the position of any section subdivisional corner or controlling parcel corner used to reference the parcel surveyed. Where a portion or all of this information is already shown on a record filed or recorded in the county recording office of the county in which the parcel is located, reference may be made to that record in lieu of providing the required data.

(3) Documentation shall be provided for all GLO or BLM corner(s) or point(s) used to control the location of the parcel surveyed. This requirement shall be met by providing on the document produced:

(a) The information required by both the Survey Recording Act and the history and evidence found sections of the Land Corner Record Form; or

(b) The recording data of a document(s) that provides the required information and is filed or recorded in the county recording office of the county in which the parcel is located.

(4) Every corner originally monumented by the GLO or BLM that is physically reestablished shall be monumented in accordance with the Survey Recording Act. If the

reestablished corner is not filed or recorded as part of a record of survey, plat or short plat, at least three references shall be established and filed or recorded on a Land Corner Record Form. If the reestablished corner is filed or recorded as part of a record of survey, plat or short plat, then ties to at least two other monuments shown on the record document may serve in lieu of the required references. A valid set of coordinates on the Washington coordinate system may serve as one of the references. However, to best ensure an accurate relocation, references in close proximity to the corner are recommended. Monuments placed shall be magnetically locatable and include a cap stamped with the appropriate corner designation as defined in the current BLM *Manual of Surveying Instructions*.

[Statutory Authority: RCW 58.24.040(1). 90-06-028 (Order 568), § 332-130-030, filed 3/1/90, effective 4/1/90; 89-11-028 (Order 561), § 332-130-030, filed 5/11/89; Order 275, § 332-130-030, filed 5/2/77.]

**WAC 332-130-040 Land description guidelines.** An instrument used for the conveyance of real property should contain a description of the property sufficiently definite to allow location by a land surveyor without recourse to oral testimony.

The following guidelines consist of elements which are recommended for use in the preparation of land descriptions. They are not intended to be all inclusive and may not be applicable in all situations:

(1) In a description of a lot, tract, parcel or portion thereof in a recorded plat, short plat, or record of survey:

(a) Lot and block number or designation and addition or subdivision name;

(b) Official recording data and identification of recording office;

(c) Location by section, township, and range with respect to the Willamette Meridian, (if applicable);

(d) Property location by county and state.

(2) In a description of an easement, lot, tract, or parcel described by metes and bounds:

(a) Parcel location by the subdivision(s) of the section; or portion of any other official subdivisional tract from a GLO or BLM public land survey; or portion of a recorded plat, short plat, or record of survey;

(b) Section, township, and range with respect to the Willamette Meridian;

(c) Property location by county and state;

(d) Direction and distance to GLO or BLM corners or properly determined section subdivision corners with description of the physical corners, if applicable;

(e) A description of the boundary giving:

(i) Place of beginning and/or initial point;

(ii) Basis of bearings or azimuths;

(iii) Bearings, angles or azimuths in degrees, minutes and seconds;

(iv) Distances in feet and decimals of feet or record units, where applicable;

(v) Curve data showing the controlling elements;

(vi) Identification of senior adjoiners giving recording office and filing reference;

(vii) Calls to existing controlling monuments, both artificial and natural;

(viii) Calls which indicate if a course is a section line, subdivisional line, a line of record or parallel therewith;

(ix) A bearing and distance for each boundary line of the described parcel with a closing course returning to the point of beginning, except where the boundary can be described by a record, physical or natural feature.

(3) In a description based on a public land survey subdivision:

(a) Special segregations such as donation land claims, homestead entry surveys, townsites, tracts, and Indian or military reservations;

(b) Government lot number(s);

(c) Aliquot part designation;

(d) Section, township, and range with respect to the Willamette Meridian;

(e) Property location by county and state.

(4) Other elements of consideration for any land description:

(a) Avoid ambiguities when exceptions to a parcel are stated;

(b) Indicate width of strip description and its relationship to described centerline or survey line;

(c) Delineate the dividing line when designating a fractional portion of a parcel;

(d) When designating one-half or other fractional portion of an aliquot part by government subdivision procedures, follow with "according to U.S. Government subdivision procedures."

[Statutory Authority: RCW 58.24.040(1). 89-11-028 (Order 561), § 332-130-040, filed 5/11/89; Order 275, § 332-130-040, filed 5/2/77.]

**WAC 332-130-050 Survey map requirements.** The following requirements apply to land boundary survey maps and plans, records of surveys, plats, short plats, boundary line adjustments, and binding site plans required by law to be filed or recorded with the county.

(1) All such documents filed or recorded shall conform to the following:

(a) They shall display a county recording official's information block which shall be located along the bottom or right edge of the document unless there is a local requirement specifying this information in a different format. The county recording official's information block shall contain:

(i) The title block, which shall be on all sheets of maps, plats or plans, and shall identify the business name of the firm and/or land surveyor that performed the survey. For documents not requiring a surveyor's certificate and seal, the title block shall show the name and business address of the preparer and the date prepared. Every sheet of multiple sheets shall have a sheet identification number, such as "sheet 1 of 5";

(ii) The auditor's certificate, where applicable, which shall be on the first sheet of multiple sheets; however, the county recording official shall enter the appropriate volume and page and/or the auditor's file number on each sheet of multiple sheets;

(iii) The surveyor's certificate, where applicable, which shall be on the first sheet of multiple sheets and shall show the name, license number, original signature and seal of the land surveyor who had responsible charge of the survey portrayed, and the date the land surveyor approved the map or plat. Every sheet of multiple sheets shall have the seal and signature of the land surveyor and the date signed;

(iv) The following indexing information on the first sheet of multiple sheets:

(A) The section-township-range and quarter-quarter(s) of the section in which the surveyed parcel lies, except that if the parcel lies in a portion of the section officially identified by terminology other than aliquot parts, such as government lot, donation land claim, homestead entry survey, townsite, tract, and Indian or military reservation, then also identify that official subdivisional tract and call out the corresponding approximate quarter-quarter(s) based on projections of the aliquot parts. Where the section is

incapable of being described by projected aliquot parts, such as the Port Angeles townsite, or elongated sections with excess tiers of government lots, then it is acceptable to provide only the official GLO designation. A graphic representation of the section divided into quarter-quarters may be used with the quarter-quarter(s) in which the surveyed parcel lies clearly marked;

(B) Additionally, if appropriate, the lot(s) and block(s) and the name and/or number of the filed or recorded subdivision plat or short plat with the related recording data;

(b) They shall contain:

(i) A north arrow;

(ii) The vertical datum when topography or elevations are shown;

(iii) The basis for bearings, angle relationships or azimuths shown. The description of the directional reference system, along with the method and location of obtaining it, shall be clearly given (such as "North by Polaris observation at the SE corner of section 6"; "Grid north from azimuth mark at station Kellogg"; "North by compass using twenty-one degrees variation"; "None"; or "Assumed bearing based on ..."). If the basis of direction differs from record title, that difference should be noted;

(iv) Bearings, angles, or azimuths in degrees, minutes and seconds;

(v) Distances in feet and decimals of feet;

(vi) Curve data showing the controlling elements.

(c) They shall show the scale for all portions of the map, plat, or plan provided that detail not drawn to scale shall be so identified. A graphic scale for the main body of the drawing, shown in feet, shall be included. The scale of the main body of the drawing and any enlargement detail shall be large enough to clearly portray all of the drafting detail, both on the original and reproductions;

(d) The document filed or recorded and all copies required to be submitted with the filed or recorded document shall, for legibility purposes:

(i) Have a uniform contrast suitable for scanning or microfilming.

(ii) Be without any form of cross-hatching, shading, or any other highlighting technique that to any degree diminishes the legibility of the drafting detail or text;

(iii) Contain dimensioning and lettering no smaller than 0.08 inches, vertically, and line widths not less than 0.008 inches (equivalent to pen tip 000). This provision does not apply to vicinity maps, land surveyors' seals and certificates.

- (e) They shall not have any adhesive material affixed to the surface;
- (f) For the intelligent interpretation of the various items shown, including the location of points, lines and areas, they shall:
  - (i) Reference record survey documents that identify different corner positions;
  - (ii) Show deed calls that are at variance with the measured distances and directions of the surveyed parcel;
  - (iii) Identify all corners used to control the survey whether they were calculated from a previous survey of record or found, established, or reestablished;
  - (iv) Give the physical description of any monuments shown, found, established or reestablished, including type, size, and date visited;
  - (v) Show the record land description of the parcel or boundary surveyed or a reference to an instrument of record;
  - (vi) Identify any ambiguities, hiatuses, and/or overlapping boundaries;
  - (vii) Give the location and identification of any visible physical appurtenances such as fences or structures which may indicate encroachment, lines of possession, or conflict of title.
- (2) All signatures and writing shall be made with permanent black ink.
- (3) The following criteria shall be adhered to when altering, amending, changing, or correcting survey information on previously filed or recorded maps, plats, or plans:
  - (a) Such documents filed or recorded shall comply with the applicable local requirements and/or the recording statute under which the original map, plat, or plan was filed or recorded;
  - (b) Alterations, amendments, changes, or corrections to a previously filed or recorded map, plat, or plan shall only be made by filing or recording a new document;
  - (c) All such documents filed or recorded shall contain the following information:
    - (i) A title or heading identifying the document as an alteration, amendment, change, or correction to a previously filed or recorded map, plat, or plan along with, when applicable, a cross-reference to the volume and page and auditor's file number of the altered document;
    - (ii) Indexing data as required by subsection (1)(a)(iv) of this section;

(iii) A prominent note itemizing the change(s) to the original document. Each item shall explicitly state what the change is and where the change is located on the original;

(d) The county recording official shall file, index, and cross-reference all such documents received in a manner sufficient to provide adequate notice of the existence of the new document to anyone researching the county records for survey information;

(e) The county recording official shall send to the department of natural resources, as per RCW 58.09.050(3), a legible copy of any document filed or recorded which alters, amends, changes, or corrects survey information on any document that has been previously filed or recorded pursuant to the Survey Recording Act.

(4) Survey maps, plats and plans filed with the county shall be an original that is legibly drawn in black ink on mylar and is suitable for producing legible prints through scanning, microfilming or other standard copying procedures. The following are allowable formats for the original that may be used in lieu of the format stipulated above:

(a) photo mylar with original signatures,

(b) any standard material as long as the format is compatible with the auditor's recording process and records storage system. Provided, that records of survey filed pursuant to chapter 58.09 RCW are subject to the restrictions stipulated in RCW 58.09.110(5),

(c) an electronic version of the original if the county has the capability to accept a digital signature issued by a licensed certification authority under chapter 19.34 RCW or a certification authority under the rules adopted by the Washington state board of registration for professional engineers and land surveyors, and can import electronic files into an imaging system. The electronic version shall be a standard raster file format acceptable to the county.

(5) The following checklist is the only checklist that may be used to determine the recordability of records of survey filed pursuant to chapter 58.09 RCW. There are other requirements to meet legal standards. This checklist also applies to maps filed pursuant to the other survey map recording statutes, but for these maps there may be additional sources for determining recordability.

#### **CHECKLIST FOR SURVEY MAPS BEING RECORDED**

(Adopted in WAC 332-130)

The following checklist applies to land boundary survey maps and plans, records of surveys, plats, short plats, boundary line adjustments, and binding site plans required by law to be filed or recorded with the county. There are other requirements to meet legal standards. Records of survey filed pursuant to chapter 58.09 RCW, that comply with this



checklist, shall be recorded; no other checklist is authorized for determining their recordability.

**ACCEPTABLE MEDIA:**

- For counties required to permanently store the document filed, the only acceptable media are:
  - black ink on mylar or photo mylar
- For counties exempted from permanently storing the document filed, acceptable media are:
  - any standards material compatible with county processes; or, an electronic version of the original.
  - All signatures must be original and, on hardcopy, made with permanent black ink.
  - The media submitted for filing must not have any material on it that is affixed by adhesive.

**LEGIBILITY:**

- The documents submitted, including paper copies, must have a uniform contrast throughout the document.
- No information, on either the original or the copies, should be obscured or illegible due to cross-hatching, shading, or as a result of poor drafting technique such as lines drawn through text or improper pen size selection (letters or number filled in such that 3's, 6's or 8's are indistinguishable).
- Signatures and seals must be legible on the prints or the party placing the seal must be otherwise identified.
- Text must be 0.08 inches or larger; line widths shall not be less than 0.008 inches (vicinity maps, land surveyor's seals and certificates are excluded).

**INDEXING:**

- The recording officer's information block must be on the bottom or right edge of the map.
  - A title block (shows the name of the preparer and is on each sheet of multiple sheets).
  - An auditor's certificate (on the first sheet of multiple sheets, although Vol./Pg. and/or AF# must be entered by the recording officer on each sheet).
  - A surveyor's certificate (on the first sheet of multiple sheets; seal and signature on multiple sheets).
- The map filed must provide the following indexing data:
  - S-T-R and the quarter-quarter(s) or approximate quarter-quarter(s) of the section in which the surveyed parcel lies,

Optional: a graphic representation of the section divided into quarter-quarters may be used with the quarter-quarter(s) in which the surveyed parcel lies clearly marked;

**MISCELLANEOUS**

- If the function of the document submitted is to change a previously filed record, it must also have:
  - a title identifying it as a correction, amendment, alteration or change to a previously filed record,
  - a note itemizing the changes.
- For records of survey:
  - The sheet size must be 18" x 24"
  - The margins must be 2" on the left and 1/2" for the others, when viewed in landscape orientation.
  - In addition to the map being filed there must be two prints included in the submittal; except that, in counties using imaging systems fewer prints, as determined by the Auditor, may be allowed.

[Statutory Authority: RCW 58.24.040(1) and 58.09.110. 00-17-063 (Order 704), § 332-130-050, filed 8/9/00, effective 9/9/00. Statutory Authority: RCW 58.24.040(1). 89-11-028 (Order 561), § 332-130-050, filed 5/11/89; Order 275, § 332-130-050, filed 5/2/77.]

**WAC 332-130-060 Geodetic control survey standards.** The following standards shall apply to geodetic control surveys:

(1) The datum for the horizontal control network in Washington shall be NAD83 (1991) as officially adjusted and published by the National Geodetic Survey of the United States Department of Commerce or as established in accordance with chapter 58.20 RCW. The datum adjustment shall be identified on all documents prepared; i.e., NAD83 (1991).

(2) Horizontal and vertical control work must meet or exceed those accuracy and specification standards as published by the Federal Geodetic Control Committee, September 1984, in the bulletin titled, "Standards and Specifications for Geodetic Control Networks" or any subsequently published bulletins modifying such class standards. The class of control surveys shall be shown on documents prepared.

[Statutory Authority: RCW 58.24.040(1). 91-19-013 (Order 581), § 332-130-060, filed 9/9/91, effective 10/10/91; 89-11-028 (Order 561), § 332-130-060, filed 5/11/89; Order 275, § 332-130-060, filed 5/2/77.]

**WAC 332-130-070 Survey standards.** The accuracy or precision of field work may be

determined and reported by either relative accuracy procedures or field traverse standards, provided that the final result shall meet or exceed the standards contained in WAC [332-130-090](#).

[Statutory Authority: RCW 58.24.040(1). 90-06-028 (Order 568), § 332-130-070, filed 3/1/90, effective 4/1/90; 89-11-028 (Order 561), § 332-130-070, filed 5/11/89; Order 275, § 332-130-070, filed 5/2/77.]

**WAC 332-130-080 Relative accuracy -- Principles.** The following principles of relative accuracy are provided to guide those who may be analyzing their work by these procedures.

(1) Relative accuracy means the theoretical uncertainty in the location of any point or corner relative to other points or corners set, found, reestablished, or established. A standard of relative accuracy can be achieved by using appropriate equipment and implementing field and office procedures that will result in a ninety-five percent probability of achieving the accuracy required.

(2) Relative accuracy is not related to uncertainties due to differences between measured values and record values or uncertainties in the geodetic position.

(3) In the application of a relative accuracy standard, the surveyor must consider the established land use patterns, land values of and in the vicinity of the surveyed parcel, and the client's intended use of the property. Higher levels of precision are expected to be used in situations necessitating higher accuracy.

(4) Each land boundary survey should contain a statement identifying the method of mathematical analysis used in achieving a stated relative accuracy.

[Statutory Authority: RCW 58.24.040(1). 90-06-028 (Order 568), § 332-130-080, filed 3/1/90, effective 4/1/90; 89-11-028 (Order 561), § 332-130-080, filed 5/11/89; Order 275, § 332-130-080, filed 5/2/77.]

**WAC 332-130-090 Field traverse standards for land boundary surveys.** The following standards shall apply to field traverses used in land boundary surveys. Such standards should be considered minimum standards only. Higher levels of precision are expected to be utilized in areas with higher property values or in other situations necessitating higher accuracy.

(1) Linear closures after azimuth adjustment.

(a) City - central and local business and industrial

areas . . . . . 1:10,000

(b) City - residential and subdivision lots . . . . . 1:5,000

(c) Section subdivision, new subdivision boundaries for residential lots and interior monument control . . . . . 1:5,000

(d) Suburban - residential and subdivision lots . . . . . 1:5,000

(e) Rural - forest land and cultivated areas . . . . . 1:5,000

(f) Lambert grid traverses . . . . . 1:10,000

(2) Angular closure.

(a) Where 1:10,000 minimum linear closure is required, the maximum angular error in seconds shall be determined by the formula of  $10 \sqrt{n}$ , where "n" equals the number of angles in the closed traverse.

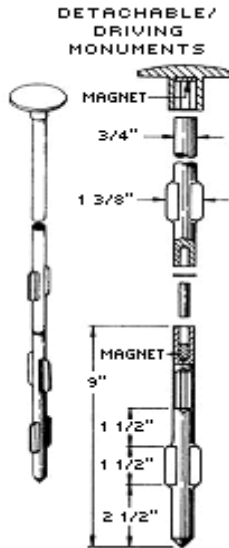
(b) Where 1:5,000 minimum linear closure is required, the maximum angular error in seconds shall be determined by the formula of  $30 \sqrt{n}$  where "n" equals the number of angles in the closed traverse.

[Statutory Authority: RCW 58.24.040(1). 90-06-028 (Order 568), § 332-130-090, filed 3/1/90, effective 4/1/90; 89-11-028 (Order 561), § 332-130-090, filed 5/11/89.]

**WAC 332-130-100 Equipment and procedures.** (1) All land boundary surveys filed or recorded shall contain a statement identifying the type of equipment used, such as 10-second theodolite and calibrated chain, or 10-second theodolite and electronic distance measuring unit, and procedures used, such as field traverse, photogrammetric survey, global positioning system survey or a combination thereof to accomplish the survey shown;

(2) All measuring instruments and equipment shall be maintained in adjustment according to manufacturer's specifications.

[Statutory Authority: RCW 58.24.020. 04-11-019 (Order 711), § 332-130-100, filed 5/10/04, effective 6/10/04. Statutory Authority: RCW 58.24.040(1). 89-11-028 (Order 561), § 332-130-100, filed 5/11/89.]

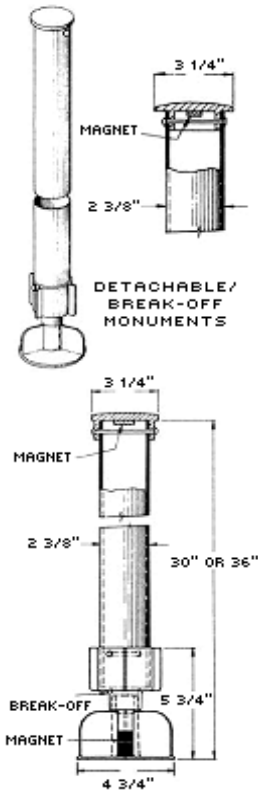


## DETACHABLE / DRIVING MONUMENTS

Detachable/Driving Monuments are designed to permanently mark boundary areas and will detach if disturbed, leaving the magnetic base below ground level for relocating purposes. Standard 30" and 36" rod lengths.

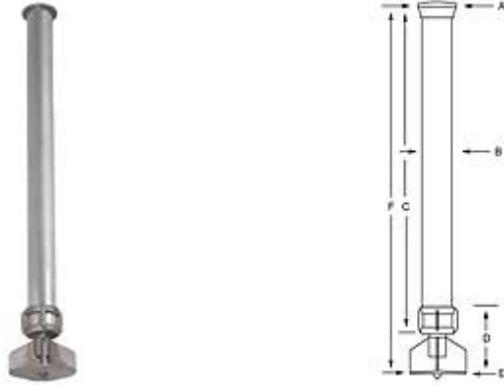
## DETACHABLE / BREAK-OFF MONUMENTS

The Detachable/Break-off Monuments are designed for all Surveyors and Government Agencies where a "break-off" monument is required. They are designed to break off at a pre-determined point, leaving a portion of the base containing the magnet for relocating the original survey point. This monument can reduce replacement costs due to its "Detachable/Break-off" design.



## BREAK OFF PIPE MONUMENTS

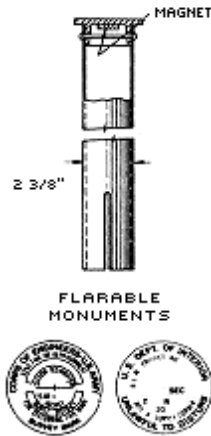
All are designed to break at a predetermined point in case of disturbance or vandalism, even if the entire pipe and survey cap are removed. They all feature a high-strength permanent magnet in the break off base for easy re-location.



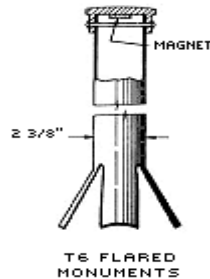
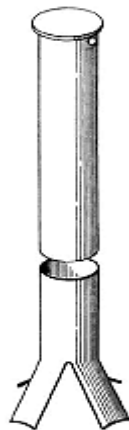
A = 3 1/4" (83 mm), B = 2 3/8" (60 mm) , C = 30" (762 mm), D = 5 1/2" (140 mm), E = 4 3/8" (111 mm),  
 F = 33 1/2" (851 mm)

## FLARABLE MONUMENTS

A cap magnet comes standard for easy location and recovery.

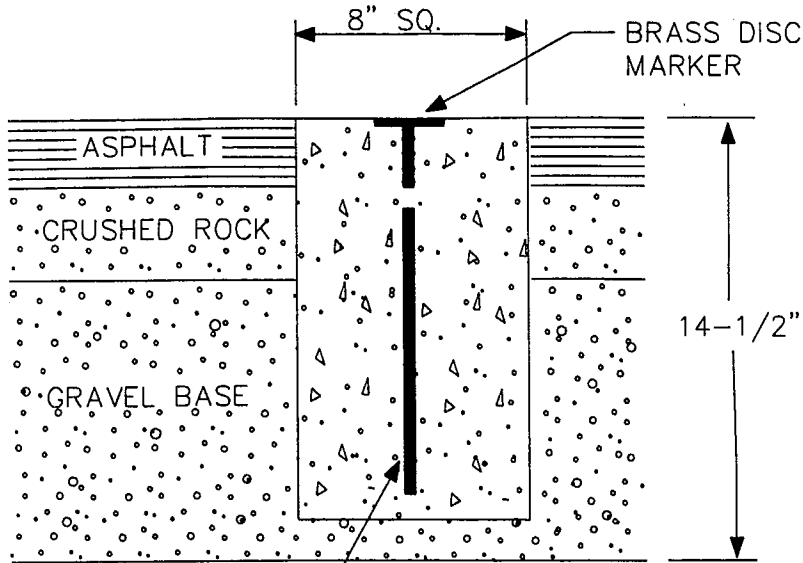


FLARABLE  
MONUMENTS

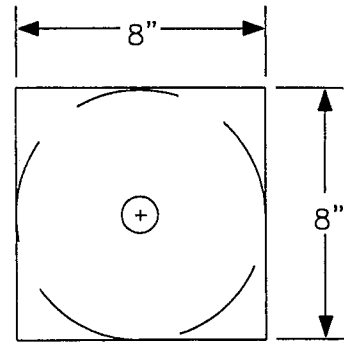


T6 FLARED  
MONUMENTS

# ROADWAY MONUMENT



No. 8 REBAR  
MIN. 8" LONG



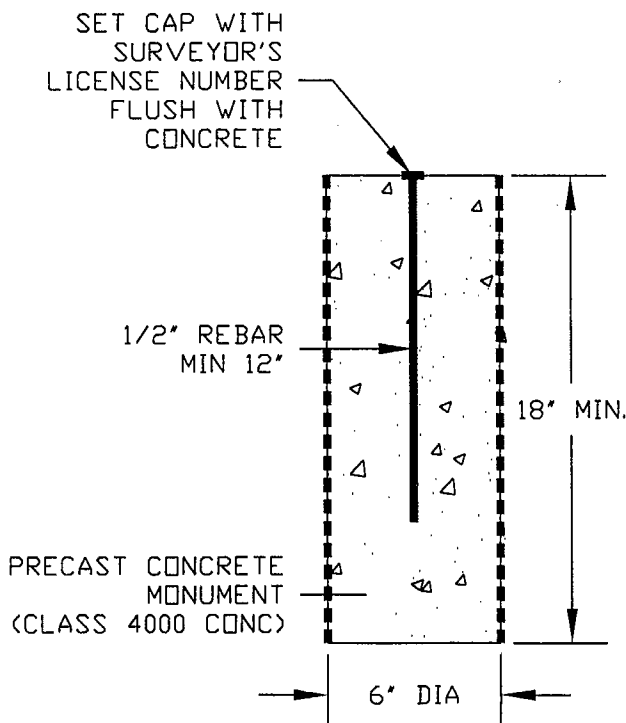
SQUARE OR CIRCLE

NOTE: THIS SECTION TO BE USED PRIMARILY ON BITUMINOUS OR ASPHALT CONCRETE PAVEMENT.

## NOTES

1. BRASS DISC SHALL BE 2" DIAMETER WITH 3/4" BY 2-1/2" DIAMETER SHANK.
2. EXCAVATION SHALL BE FILLED WITH CLASS 4000 CONCRETE MIX AND BRASS DISC PLACED IN IT.
3. EXACT LOCATION OF CONTROL POINT MAY BE DRILLED AFTER CONCRETE HAS SET.

# NON-ROADWAY MONUMENT



Not To Scale

## NOTES

1. MONUMENTS SHALL BE 3" ABOVE GRADE.
2. MONUMENTS SHALL BE PRECAST CONCRETE WITH REBAR AND CAP.
3. MONUMENTS SHALL BE SINGLE-WALL CORRUGATED POLYURETHANE PIPE FILLED WITH CLASS 4000 CONCRETE.

DRAWING 407.A-1
PERMANENT CONTROL MONUMENTS
WHATCOM COUNTY DEPARTMENT OF PUBLIC WORKS