

St. Louis County – County Surveyor’s Office

CERTIFICATE OF LOCATION OF GOVERNMENT CORNER POLICY

The St. Louis County – County Surveyor’s Office for the purpose of remonumentation contracts, corner reimbursement program, and 505 Plat – 508 CIC – 515 RLS requirements will use the understated in reviewing and approving Certificate of Location of Government Corner documents.

State Statue 381.12

Subd. 3. Certificate of location of government corner. (a) A certificate of location of government corner must be prepared as part of any land survey which includes or requires the use, perpetuation, or restoration of a public land survey corner and one of the following conditions exists:

(1) there is no certificate of location of government corner for the corner on file in the office of the county surveyor or the county recorder for the county in which the corner is located; or

(2) the land surveyor who performs the survey accepts a position for the public land survey corner which differs from that shown on a certificate of location of government corner on file in the office of the county surveyor or the county recorder for the county in which the corner is located; or

(3) the reference ties have been destroyed or differ from those shown on an existing certificate of location of government corner on file in the office of the county surveyor or the county recorder for the county in which the corner is located; or

(4) the corner, witness, or reference monuments shown on an existing certificate of location of government corner on file in the office of the county surveyor or the county recorder for the county in which the corner is located have been destroyed.

(b) A certificate of location of government corner must include all the following elements:

(1) the identity of the corner, as referenced to the public land survey system;

(2) a description of any record evidence, monument evidence, occupation evidence, parol evidence, or any other material evidence considered by the land surveyor, and whether the monument was found or placed;

(3) a description of any corner monument, witness monument, or reference monument placed;

(4) where practicable, reference ties to at least three durable objects;

(5) a plan view drawing depicting the corner position, relevant monuments, and reference ties in sufficient detail to enable accurate restoration of the corner position;

(6) a description of any significant discrepancy between the position of the corner as restored and the position of that corner as previously accepted or certified;

(7) a statement identifying the methods used to restore and perpetuate the corner; and

(8) the directions and distances to other public land survey corners which were used as evidence or used for proportioning in determining the corner positions.

(c) The certificate of location of government corner shall be certified according to Minnesota Rules, part 1800.4200, subpart 4, and shall include a statement that the certificate of location of government corner is correct and complete to the best of the land surveyor's knowledge and belief.

(d) No later than one year after perpetuating or restoring a public land survey corner, the land surveyor shall file or record the certificate of location of government corner in the same manner as required under subdivision 1.

(e) A reasonable fee for professional services may be paid to the land surveyor filing or recording the certificate of location of government corner with the respective county, on approval and determination of the fee by resolution of the county board. (SLC Corner Certificate Reimbursement Program)

Determination on the need for a revised or updated Corner Certificate:

- Following the above 381.12 Subd. 3 State Statute, all corners utilized for a land survey must be certified if no certificate exists.
- Existing certificates: the certificates shall be field checked for geodetic position, monument type, and existence of record ties. If any of these required items are in need of maintenance, a new certificate with an updated history documenting maintenance performed shall be submitted to the County Surveyor's office for review and recording.
- For corners required by a SLC remonumentation contract, reimbursement submittal or for the layout and section subdivision utilized in a 505 Plat, 508 CIC, or 515 RLS a field visit must be performed. If the certificate needs updating according to contract specifications and/or State Statute an updated certificate must be submitted to the County Surveyor's office for review and recording.
- For corners that do not need maintenance and are not associated with a SLC remonumentation contract, reimbursement submittal or parcel subdivision requirements, the age of the existing certificate should be taken into consideration.
- The SLC Surveyor's office will accept submitted Certificate of Location of Government Corner Certificates for review then submit and wave the recording fees upon approval for recording.

SLC outline for constructing Location of Government Corner Certificates

The Certificate of Location should be a complete document relating to the location, monumentation, perpetuation and history of a corner. If done properly, the need for future surveyors to research the past record evidence will be greatly reduced or eliminated. The following outline provides a guideline for preparation of a Corner Certificate.

1. Corner Index System

- Identify the lowest Township number common to the corner.
- Identify the lowest Range number common to the corner.
- Identify the lowest Section Number common to the corner.
- Identify the corner location in the identified section. i.e., North Quarter, Northeast, East Quarter, etc.
- Identify closing corners in the proper section.
- If a corner is on a county line it should be identified and filed in each county.
- List Section, Township, Range, Principal Meridian and County.
- List BLM corner code identifier (available on the Survey Explorer application)

2. Monument

- Check the appropriate found/set statement.
- Indicate date of recovery and/or placement of monument.
- Describe the monument in detail and give relationship to ground elevation.
- If a monument is removed, during construction or for other purposes, explain fully in statement of evidence (on back of page).

3. Sketch of reference ties and notable area features

- Make a minimum of three durable ties, more if practicable. (SLC contracts require four).
- Identify the reference points in detail, e.g., (nail and disc on S.W. side of 22" burr oak, 2ft above ground).
- Reference tie distances should be horizontal unless clearly stated on sketch (Show difference in elevation and direction of slope for sloped measurements).
- Direction of reference point from corner should be given by a bearing. (N50°E). Indicate on sketch method of acquiring, basis of orientation and accuracy.
- Show the improvements in the immediate vicinity such as roads, including name or number, buildings, fences, tree lines, retaining walls, field lines, and their relation to corner.
- Show approximate subdivision or section lines with $\frac{1}{4}$ - $\frac{1}{4}$ or government lots labeled in adjacent quadrants.
- If position was determined by adjacent features or corners, those determinate items shall be shown with corresponding original GLO chainage and current measurements.
- Indicate if corner is on Range, Township or Correction lines.

4. Statement of Evidence

- Include all record evidence that relates to the history of the corner chronologically beginning with the Original Public Land Survey history.
- Include all parole evidence and testimony concerning corner location. List name, age, residence, address, job title, and how information was obtained.
- Include all information on field search and excavation. Indicate extent and depth of excavation; soil profile characteristics; present and original ground elevations.
- Include information on monument found in place. Identify type and size of monument; who, when and how it was placed. If no information is found on the origin or history of a monument, include in statement also.
- Method used to set lost or obliterated corners must be stated in a short summary with supporting evidence along with those determinate items being shown on the face of the document.
- When a coordinate value is known, the coordinates must be listed for future verification. The reference coordinate system must be indicated. (SLC reimbursement and contract corners require coordinates referenced to the SLCTM96 system)
- Analyze all of the information on the document. Indicate the reasons for the decisions made in the form of a summary or conclusion statement.

Templates for document faces in CAD format and histories in MS Word format can be found on the St. Louis County – County Surveyor's website along with other examples and resources.