



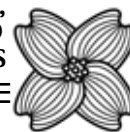
RULES OF

Department of Commerce and Insurance

Division 2030—Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects

Chapter 16—Missouri Standards for Property Boundary Surveys

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**TITLE 20 – DEPARTMENT OF COMMERCE AND
INSURANCE**

**Division 2030 – Missouri Board for Architects,
Professional Engineers, Professional Land Surveyors,
and Professional Landscape Architects
Chapter 16 – Missouri Standards for Property
Boundary Surveys**

20 CSR 2030-16.010 Application of Standards

PURPOSE: These standards provide the professional land surveyor and recipient of boundary surveys with a realistic guideline for adequate survey performance. This rule describes the types of surveys to which these standards apply.

The standards in this chapter apply to all property boundary surveys made for determining the location of land boundaries and land boundary corners, but do not apply to preliminary plats or plans, plot plans, design surveys; geodetic surveys; or cartographic surveys. Any individual or corporation licensed with the board to perform land surveying services in this state shall be familiar with and comply with these standards. The Missouri Standards for Property Boundary Surveys are not intended to be used in place of professional land surveying judgment. There may be special circumstances and conditions that make it impractical to comply with some provisions of the standards. If the survey deviates from these standards, this deviation shall be noted, described, and justified on the plat of survey by the professional land surveyor. This provision cannot be used to intentionally circumvent the basic tenets of these standards.

AUTHORITY: sections 327.041 and 327.272, RSMo 2016. This rule originally filed as 4 CSR 30-16.010. Original rule filed May 3, 1994, effective Dec. 30, 1994. Moved to 20 CSR 2030-16.010, effective Aug. 28, 2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Amended: Filed Nov. 18, 2016, effective June 30, 2017.*

**Original authority: 327.041, RSMo 1969, amended 1981, 1986, 1989, 1993, 1995, 1999, 2001, 2010, 2014 and 327.272, RSMo 1969, amended 1981, 1999, 2010, 2014, 2016.*

20 CSR 2030-16.020 Definitions

PURPOSE: This rule defines the various technical and legal terms used in this chapter.

(1) Condominium Survey – A property boundary survey that creates and defines condominium property in accordance with Chapter 448, RSMo.

(2) Controlling Corners – Those corners that determine the location of the exterior corners of the surveyed boundary.

(3) Epoch Date – Refers to Reference Epoch Coordinates (RECs): Coordinates estimated by National Geodetic Survey (NGS) for one of the official reference epochs NGS will define (every five (5) or ten (10) years, as currently planned). As these coordinates are computed by NGS they are considered part of the National Spatial Reference System (NSRS).

(4) Exterior Corners – Corners that define the shape and size of the parcel.

(5) Material Variations – The differences between surveyed

lines and lines of possession or measurements called for in the record source of the property being surveyed that are, in the professional judgment of the professional land surveyor, significant enough to warrant particular notice.

(6) Original Survey – A survey which creates a new parcel. Boundary adjustment plats, consolidation plats, riparian plats, lot splits, and minor subdivisions are examples of original surveys.

(7) Physical Monument – Natural or artificial objects which are accepted and used to mark boundaries and corners.

(8) Positional Uncertainty – The positive and negative range of values expected for a computed horizontal position as a result of random errors.

(9) Property Boundary Survey – Any survey that creates, defines, marks, remarks, retraces, or reestablishes the boundaries of parcels of real property or the subdivision of lands.

(10) Property Description – A description of the limits of real property by recitation of metes and bounds or by an aliquot part of the United States Public Land Survey System or by lot or parcel designation referenced to a subdivision, survey, or other document recorded in the public records.

(11) Random Errors – Unavoidable errors in measurement that are caused by the inability of the operator to make exact measurements. (Random errors generally follow statistical principles and can be reduced with care in measurement, but can never be completely eliminated.)

(12) Record Title Boundaries – The limits of real property ownership as evidenced and provable by one (1) or more written means of real property transfer and having provided constructive notification by being duly entered into the public records.

(13) Rural Property – Any property that is not urban property.

(14) Subdivision – A property boundary survey that partitions land into two (2) or more parcels by platting the divisions of land in accordance with Chapter 445, RSMo.

(15) Systematic Errors – Errors in measurement that conform to mathematical and physical laws and remain the same under set conditions. Systematic errors are detectable and can be removed by ensuring the proper adjustment of equipment, by applying appropriate corrections to observations, and by using appropriate observation techniques to eliminate the effects of imperfection in equipment manufacture.

(16) United States Public Land Survey Corners – Those points that determine the boundaries of the various subdivisions of the United States Public Land Survey as set forth in section 60.301(1), RSMo.

(17) Urban Property – Any property that is located wholly or partly within the corporate limits of any municipality or any commercial, industrial, or multi-unit developmental property.

AUTHORITY: sections 327.041 and 327.272, RSMo 2016. This rule originally filed as 4 CSR 30-16.020. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed March 20, 2003, effective Oct. 30, 2003. Moved to 20 CSR 2030-16.020, effective Aug. 28,*



2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded and readopted: Filed Nov. 18, 2016, effective June 30, 2017. Amended: Filed Jan. 18, 2022, effective July 30, 2022. Amended: Filed Jan. 8, 2025, effective Aug. 30, 2025.

**Original authority: 327.041, RSMo 1969, amended 1981, 1986, 1989, 1993, 1995, 1999, 2001, 2010, 2014, and 327.272, RSMo 1969, amended 1981, 1999, 2010, 2014, 2015, 2016.*

20 CSR 2030-16.030 General Land Surveying Requirements

PURPOSE: This rule sets forth standards that apply to all property boundary surveys.

(1) Records Research.

(A) Every survey executed shall be based on the property description of the parcel or parent tract taken from the public records.

(B) Prior to performing the fieldwork, the professional land surveyor shall acquire sufficient data to ascertain the record title boundary of the parcel(s) to be surveyed (such as, adjoining deeds, maps, right-of-way plans, subdivision plats, original plats and notes, and subsequent surveys). This requirement does not obligate the professional land surveyor to search the entire chain of title.

(2) Field Investigation. The professional land surveyor or a person under his/her direct personal supervision shall –

(A) Search thoroughly for monuments and accessories at the necessary controlling corners and any other physical evidence that may be required to define the location of the exterior corners of the parcel surveyed (such as location of streets, roads, lines of occupation, and parcel information);

(B) Obtain appropriate and sufficiently redundant measurements to correlate all found evidence;

(C) Evaluate the reliability of the evidence and monuments found and apply the proper theory of location in accordance with surveying precedent; and

(D) Reach a conclusion on the location of the boundary and set monuments as defined herein.

(3) Monumentation.

(A) The professional land surveyor shall establish semi-permanent or confirm existing monuments at every exterior corner of the tract being surveyed, except for lines running along streams or lakes where witness monuments must be set along the connected sidelines. When it is impractical to set a monument at a required corner, a witness monument shall be set along a line of the survey or the prolongation thereof.

(B) Existing monuments shall be evaluated for permanency by the professional land surveyor. Those needing restoration, preservation, or replacement shall receive the due care necessary to ensure that their permanency is secured in accordance with the requirements set forth herein.

(C) Additional Monumentation for Subdivision Surveys.

1. In addition to meeting the requirements set forth above, the professional land surveyor shall, prior to the recording of the subdivision plat, establish at least two (2) permanent monuments for every four (4) acres of land developed by the subdivision. In cases where the lots of the subdivision are two (2) acres or larger, permanent monuments will be established so each tract has at least one (1) permanent monument. This requirement is waived if the survey does not create more than four (4) lots or parcels.

2. The permanent monuments required in paragraph (3) (C)1. shall be set prior to the recording of the plat or, if likely to be

destroyed by construction, may be installed upon completion of the construction and must be set no later than twelve (12) months after the recording of the plat. The professional land surveyor shall also monument all lot corners in the subdivision with semi-permanent or witness monuments within the same twelve- (12-) month period.

3. When the subdivision is a cemetery, the requirements of paragraph (3)(C)1. for installation of permanent monuments shall be increased to include four (4) permanent monuments per block, and the monumentation of all lot corners required in paragraph (3)(C)2. shall not be required.

(D) Condominium surveys shall meet the requirements for subdivisions.

(4) Publication of Results. A plat shall be made showing the results of the survey or subdivision and shall conform to all of the following provisions:

(A) The plat shall include a drawing that shall be made to a convenient scale on a reasonably permanent and dimensionally stable material;

(B) The plat shall include the name of the person or entity for whom the survey was made and the date of the survey;

(C) Lettering shall be no less than eight-hundredths of an inch (0.08") in height. All characters shall be open, well-rounded, and of uniform width;

(D) The direction of boundary lines shall be shown by angles, azimuths, or bearings with the directional reference system clearly described on the plat;

(E) A north arrow, a written scale, and a graphic scale shall be shown on every sheet containing graphic survey data;

(F) Complete dimensions (distances, directions, and curve data) of all parcels surveyed or created. All linear measurements shall be shown as horizontal distances at the ground surface in feet or meters. Curved lines shall show at least two (2) elements. For non-tangential curves, a directional component shall be included to help define the direction of the curve (preferably the chord bearing);

(G) All vertical measurements shall be shown as elevations above an established or assumed datum in feet or meters. When elevations are shown, a clearly defined elevation datum shall be shown, including the location and elevation of the benchmark used to establish the project datum;

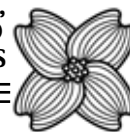
(H) Measurements and calculated areas will be shown on the plat to a number of significant figures representative of the actual precision of the measurements;

(I) The plat shall display either a property description for the parcel(s) and/or parent tract surveyed or a reference to the source document from which the property description was taken. Any new parcel created by survey shall have its property description shown on the plat and must be complete enough so that the parcel can be located and clearly identified. Subdivision plats shall identify all lots for sale by numbers, as set forth in section 445.010, RSMo;

(J) The plat shall show sufficient data (distances and directions) to positively locate the parcel surveyed within the United States Public Land Survey System (USPLSS) or within the recorded subdivision. If the survey cannot be located by either of the previously mentioned provisions, it must be referenced to other lines and points sufficiently established by record;

(K) All controlling corner monuments that were found and exterior corners that were found or set shall be identified on the plat;

(L) Any material variation between record and measured dimensions, and any material variation and the extent of such variation between surveyed lines and lines of possession



at all exterior corners, shall be shown on the plat. Material variation will include, but is not limited to, survey monuments, fences, obvious occupation (i.e., mowed) lines, walls, or other structures whether on the property surveyed or on adjacent property;

(M) The plat shall reference the source document(s) for any pertinent data obtained during the records research provision set forth above. The plat shall also reference the property type (urban or rural);

(N) The identity of the record title documents for adjoining properties, consistent with the records research provision set forth above, shall be shown on the plat, including the record source;

(O) In addition to the above, all condominium surveys shall show the pertinent information required in section 448.2-109, RSMo, and the legally sufficient descriptions of easements serving or burdening the condominium; and

(P) The plat shall include a statement that the survey and/or subdivision were executed in accordance with the Missouri Standards for Property Boundary Surveys as set forth herein. The statement on a condominium plat shall also include a declaration that the plat contains all information required by section 448.2-109, RSMo.

(5) Deliverables. The professional land surveyor shall furnish to the client a plat containing the drawing and other pertinent information identified above. Each sheet of the plat shall bear the signature and seal of the professional land surveyor in responsible charge. This signed and sealed plat shall be the official plat and shall take precedence over any other formatted data that may be delivered to the client or his/her representatives, successors, or assigns.

AUTHORITY: sections 327.041 and 327.272, RSMo 2016. This rule originally filed as 4 CSR 30-16.030. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed March 20, 2003, effective Oct. 30, 2003. Moved to 20 CSR 2030-16.030, effective Aug. 28, 2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded and readopted: Filed Nov. 18, 2016, effective June 30, 2017. Amended: Filed Jan. 18, 2022, effective July 30, 2022.*

**Original authority: 327.041, RSMo 1969, amended 1981, 1986, 1989, 1993, 1995, 1999, 2001, 2010, 2014, and 327.272, RSMo 1969, amended 1981, 1999, 2010, 2014, 2015, 2016.*

20 CSR 2030-16.040 Accuracy Standards for Property Boundary Surveys

PURPOSE: This rule sets forth the accuracy standards for all property boundary surveys.

(1) The professional land surveyor shall make an effort to detect and remove systematic errors.

(2) Precision Requirements for Urban Property.

(A) The uncertainty due to random errors of any dimension of direction or distance shown on the plat shall not exceed fifty parts per million (50 ppm) or one-tenth of a foot (0.10') for distances less than two thousand feet (2,000') at the sixty-eight percent (68%) confidence level (one (1) sigma).

(B) The positional uncertainty of any coordinates shown on the plat relative to the control that is held fixed, shall not exceed fifty parts per million (50 ppm) or one tenth of a foot (0.10') for distances less than two thousand feet (2,000') at the sixty-eight percent (68%) confidence level (one (1) sigma).

(3) Precision Requirements for Rural Property.

(A) The uncertainty due to random errors of any dimension of direction or distance shown on the plat shall not exceed one hundred parts per million (100 ppm) or one tenth of a foot (0.10') for distances less than one thousand feet (1,000') at the sixty-eight percent (68%) confidence level (one (1) sigma).

(B) The positional uncertainty of any coordinates shown on the plat relative to the control that is held fixed, shall not exceed one hundred parts per million (100 ppm) or one tenth of a foot (0.10') for distances less than one thousand feet (1,000') at the sixty-eight percent (68%) confidence level (one (1) sigma).

AUTHORITY: sections 327.041 and 327.272, RSMo 2016. This rule originally filed as 4 CSR 30-16.040. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed March 20, 2003, effective Oct. 30, 2003. Moved to 20 CSR 2030-16.040, effective Aug. 28, 2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded and readopted: Filed Nov. 18, 2016, effective June 30, 2017.*

**Original authority: 327.041, RSMo 1969, amended 1981, 1986, 1989, 1993, 1995, 1999, 2001, 2010, 2014 and 327.272, RSMo 1969, amended 1981, 1999, 2010, 2014, 2016.*

20 CSR 2030-16.050 Use of Missouri State Plane Coordinate System

PURPOSE: This rule sets forth the requirements for referencing land boundary corners to the Missouri State Plane Coordinate System.

(1) When the professional land surveyor is specifically requested or required to reference land boundary corners to the Missouri State Plane Coordinate System, the professional land surveyor shall comply with the following requirements:

(A) The position of the corner shall be based upon a geodetic control station having a horizontal accuracy of second order (as defined in 20 CSR 2030-18.020) or higher order;

(B) The survey connecting the corner to the geodetic control station shall meet the accuracy standards for property boundary surveys set forth in this chapter; and

(C) The plat or other publication of results shall identify the geodetic control station(s) that were used to determine the position of the corner(s), along with a list of the coordinates of those control station(s); the appropriate adjustment date or realization designation and Datum/Terrestrial Reference Frame, along with the epoch date when applicable. Epoch date refers to Reference Epoch Coordinates (RECs). Coordinates estimated by National Geodetic Survey (NGS) for one of the official reference epochs NGS will define (every five (5) or ten (10) years, as currently planned). As these coordinates are computed by NGS they are considered part of the National Spatial Reference System (NSRS); a brief statement of the method used to obtain those positions; and the grid factor used (if applicable).

AUTHORITY: section 60.401, RSMo Supp. 2024, and sections 327.041 and 327.272, RSMo 2016. This rule originally filed as 4 CSR 30-16.050. Original rule filed May 3, 1994, effective Dec. 30, 1994. Moved to 20 CSR 2030-16.050, effective Aug. 28, 2006. Amended: Filed June 14, 2007, effective Dec. 30, 2007. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded and readopted: Filed Nov. 18, 2016, effective June 30, 2017. Amended: Filed Jan. 8, 2025, effective Aug. 30, 2025.*

**Original authority: 60.401, RSMo 1984, amended 2023; 327.041, RSMo 1969, amended 1981, 1986, 1989, 1993, 1995, 1999, 2001, 2010, 2014; and 327.272, RSMo 1969, amended*



1981, 1999, 2010, 2014, 2015, 2016.

20 CSR 2030-16.060 Approved Monumentation

PURPOSE: This rule prescribes the approved type of monumentation to be used on property boundary surveys.

(1) The professional land surveyor shall select a type of monument providing a degree of permanency consistent with that of the adjacent terrain and physical features and as required by these standards. All monuments shall be solid and free from movement. They shall be set in the ground at least to the depth of the length given unless they are encased in concrete. With the exception of drill holes and cut crosses, the precise position of the corner shall be marked by a point on a cap and the cap shall be inscribed with the licensure number of the professional land surveyor in responsible charge or the corporate licensure number or name of the company.

(2) Permanent monuments shall be selected from the following:

(A) Concrete monuments consisting of reinforced concrete at least four inches (4") square or in diameter and no less than twenty-four inches (24") in length with its precise position marked by a point on a brass or aluminum cap not less than one and one-half inch (1 1/2") in diameter;

(B) Commercial cast iron or aluminum survey markers no less than twenty-four inches (24") in length. Nonferrous markers shall have ceramic magnets attached to aid in recovery;

(C) Steel, coated steel, or aluminum rod markers not less than five-eighths inch (5/8") in diameter, iron pipe markers not less than three-quarter inch (3/4") inside diameter, and not less than twenty-four inches (24") in length. These monuments shall have a permanently attached cap of the same metal or of a dissimilar metal if the metals are insulated with a plastic insert to reduce corrosion. Nonferrous rod markers shall have ceramic magnets attached to aid in recovery; and

(D) Brass or aluminum disks not less than two inches (2") in diameter, countersunk and well-cemented in a drill hole in either solid rock or concrete. Ceramic magnets shall be attached or installed with the disk to aid in recovery.

(3) Semi-permanent monuments shall be selected from the following:

(A) Iron pipe markers not less than three-fourths inch (3/4") outside one-half inch (1/2") inside diameter, at least eighteen inches (18") in length, and having a plastic or metal cap;

(B) Steel or aluminum rod markers not less than one-half inch (1/2") in diameter, not less than eighteen inches (18") in length, and having a plastic or aluminum cap;

(C) A cross-cut or drill hole in concrete, brick, stone paving, or bedrock at the precise position of the corner or on a prolongation of a boundary line; and

(D) In asphalt paving, cotton picker spindles, railroad spikes (center punched or chiseled cross), semi-permanent one-half inch (1/2") rebar, and magnetic spikes (minimum of eight inches (8") in length) that are solid and not easily removed or destroyed.

AUTHORITY: sections 327.041 and 327.272, RSMo 2016. This rule originally filed as 4 CSR 30-16.060. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed March 20, 2003, effective Oct. 30, 2003. Moved to 20 CSR 2030-16.060, effective Aug. 28, 2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded and readopted: Filed Nov. 18, 2016, effective*

June 30, 2017.

**Original authority: 327.041, RSMo 1969, amended 1981, 1986, 1989, 1993, 1995, 1999, 2001, 2010, 2014 and 327.272, RSMo 1969, amended 1981, 1999, 2010, 2014, 2016.*

20 CSR 2030-16.070 Detail Requirements for Resurveys (Rescinded June 30, 2017)

AUTHORITY: section 327.041, RSMo Supp. 2002. This rule originally filed as 4 CSR 30-16.070. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed March 20, 2003, effective Oct. 30, 2003. Moved to 20 CSR 2030-16.070, effective Aug. 28, 2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded: Filed Nov. 18, 2016, effective June 30, 2017.

20 CSR 2030-16.080 Detail Requirements for Original Surveys (Rescinded June 30, 2017)

AUTHORITY: section 327.041, RSMo Supp. 2002. This rule originally filed as 4 CSR 30-16.080. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed March 20, 2003, effective Oct. 30, 2003. Moved to 20 CSR 2030-16.080, effective Aug. 28, 2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded: Filed Nov. 18, 2016, effective June 30, 2017.

20 CSR 2030-16.090 Detail Requirements for Subdivision Surveys (Rescinded June 30, 2017)

AUTHORITY: section 327.041, RSMo Supp. 2002. This rule originally filed as 4 CSR 30-16.090. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed March 20, 2003, effective Oct. 30, 2003. Moved to 20 CSR 2030-16.090, effective Aug. 28, 2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded: Filed Nov. 18, 2016, effective June 30, 2017.

20 CSR 2030-16.100 Detail Requirements for Condominium Surveys (Rescinded June 30, 2017)

AUTHORITY: section 327.041, RSMo Supp. 2006. This rule originally filed as 4 CSR 30-16.100. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed March 20, 2003, effective Oct. 30, 2003. Moved to 20 CSR 2030-16.100, effective Aug. 28, 2006. Amended: Filed June 14, 2007, effective Dec. 30, 2007. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded: Filed Nov. 18, 2016, effective June 30, 2017.

20 CSR 2030-16.110 Location of Improvements and Easements

PURPOSE: This rule sets forth how and what improvements and easements are to be located and shown on a property boundary survey.

(1) When the professional land surveyor is specifically requested by the client to locate the improvements on the property surveyed, the professional land surveyor shall locate, by measurement, all permanent structures having fixed foundation, slabs, or footings and shall reference them to the property



boundary on the plat with a minimum of three (3) dimensions. Dimensions shall be parallel, perpendicular, or radial to the property lines.

(2) When the professional land surveyor is specifically requested by the client to show easements on a property boundary survey, he/she shall show by graphic representation all easements appearing on the recorded subdivision plat and all easements provided to the professional land surveyor by the client. If the professional land surveyor is specifically requested by the client to locate any easements on the ground, he/she will do so in accordance with the standards defined herein.

AUTHORITY: sections 327.041 and 327.272, RSMo 2016. This rule originally filed as 4 CSR 30-16.110. Original rule filed May 3, 1994, effective Dec. 30, 1994. Moved to 20 CSR 2030-16.110, effective Aug. 28, 2006. Non-substantive change filed Oct. 21, 2015, published Dec. 31, 2015. Rescinded and readopted: Filed Nov. 18, 2016, effective June 30, 2017.*

**Original authority: 327.041, RSMo 1969, amended 1981, 1986, 1989, 1993, 1995, 1999, 2001, 2010, 2014 and 327.272, RSMo 1969, amended 1981, 1999, 2010, 2014, 2016.*