

Survey Standards for the NRCS FRPP:

The survey must be performed by a professional land surveyor, licensed or registered in the State of New Hampshire. Surveys must be of the classification of a Rural Real Property Survey as defined by the Board of Licensure for Land Surveyors New Hampshire Code of Administrative Rules. (See definitions below:

Standard Property Survey: a survey of boundary, easements, rights of way and/or leases performed with research, field survey and analysis of all factors affecting and influencing the location of the boundaries, easements, rights-of-way, and leases of record, within or immediately surrounding the tract, parcel or lot.

Rural Surveys: "Rural surveys" or (R) means surveys of property that lie outside urban and suburban areas.

Surveys must meet the following specifications as defined by Board of Licensure for Land Surveyors New Hampshire Code of Administrative Rules.

Unadjusted Linear Closure	1:5,000
Min. Scale Graduation of Instrument	30/sec
Distance Measurement	EDM/Steel tape
Elev. Used to Determine Property Lines	0.5'+/-

The following statement will be included on each survey:

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE STATE OF NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS AND THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH STANDARD PROPERTY SURVEYS OF A URBAN CLASSIFICATION.

The metes and bounds outlined on the survey need to match those of the legal description. The legal description needs to be written so that all of the easement boundary following a counterclockwise or clockwise direction along the easement boundary. The survey metes and bounds and the legal description metes and bounds can be 180 degrees opposite each other, as long as the legal description

is consistent in a unidirectional path around the border of the easement. The survey easement acreage needs to be the same on the survey and the legal description. If a curve is used on the survey the following information needs to be included on the survey as well as on the legal description: Arc Direction (to the right or left), Arc Length (x number of feet), Arc Radius (x number of feet), Chord Bearing (example: S 14° 19' 46" W) and Chord Distance (x number of feet).

Natural or manmade barriers, such as ditches, streams, creeks, or rivers are occasionally used as boundary lines in property descriptions. In those instances, in property descriptions where boundary lines are called for as being located at or along the centerline of a ditch, stream, creek, or river, for purposes of defining the easement, the surveyor shall traverse along the top bank of such ditch, stream, creek, bayou, or river. In those cases where property descriptions call for boundary lines to be located at or along a lake, for the purposes of defining the easement, the surveyor shall traverse along the top bank of such lake or in the absence of a top bank, the surveyor shall traverse along the mean high water elevation for the lake. Questions regarding these traverses shall be directed to the Brooke Smart, Resource Conservationist for the Programs Staff.

Areas excluded from the easement area (exclusion areas) within the easement perimeter will be surveyed, as described above. The net easement area will be reported by the surveyor and computed by subtracting the exclusion areas from the exterior perimeter boundary area. The net easement area will be computed to the nearest tenth of an acre.

NRCS recommends following the monumentation section Lan 503.08 Monumentation Of Boundary and Subdivision Surveys of the Board of Licensure for Land Surveyors New Hampshire Code of Administrative Rules. In addition to these monumentation requirements NRCS also recommends that easement boundary is monumented every 500 feet at a minimum for ease of future monitoring.

Survey Submission:

Surveys should be submitted in a .pdf file type. Along with the survey the legal description (also known as appendix A of the conservation easement deed) should also be submitted. This legal description denotes the metes and bounds of the survey. The legal description should be submitted in a .doc format. Both the Survey and legal description can be submitted as an attachment to an email.

Along with the Survey and legal description, NRCS would benefit from a minimum of two NH State Plane Reference Coordinate Points to allow the property to be properly located on GIS databases. NRCS requests a copy of the survey closure report, if the surveyor generates such a report or printout when he/she is verifying closure of the metes and bounds on the easement property.

If there is a printable report generated when determining the survey closure of the perimeter boundaries, a copy of this would also be beneficial to NRCS when reviewing the survey.

Reference document: Board of Licensure for Land Surveyors New Hampshire Code of Administrative Rules, effective as of 2001, updated in 2009. The technical specifications section of this document is part “Lan 503 Technical Standards”.

www.nh.gov/jtboard/lrule.htm