



Monument Conservation

Information for [XXXXXX]

Developed by the CLSA Monument Conservation Committee



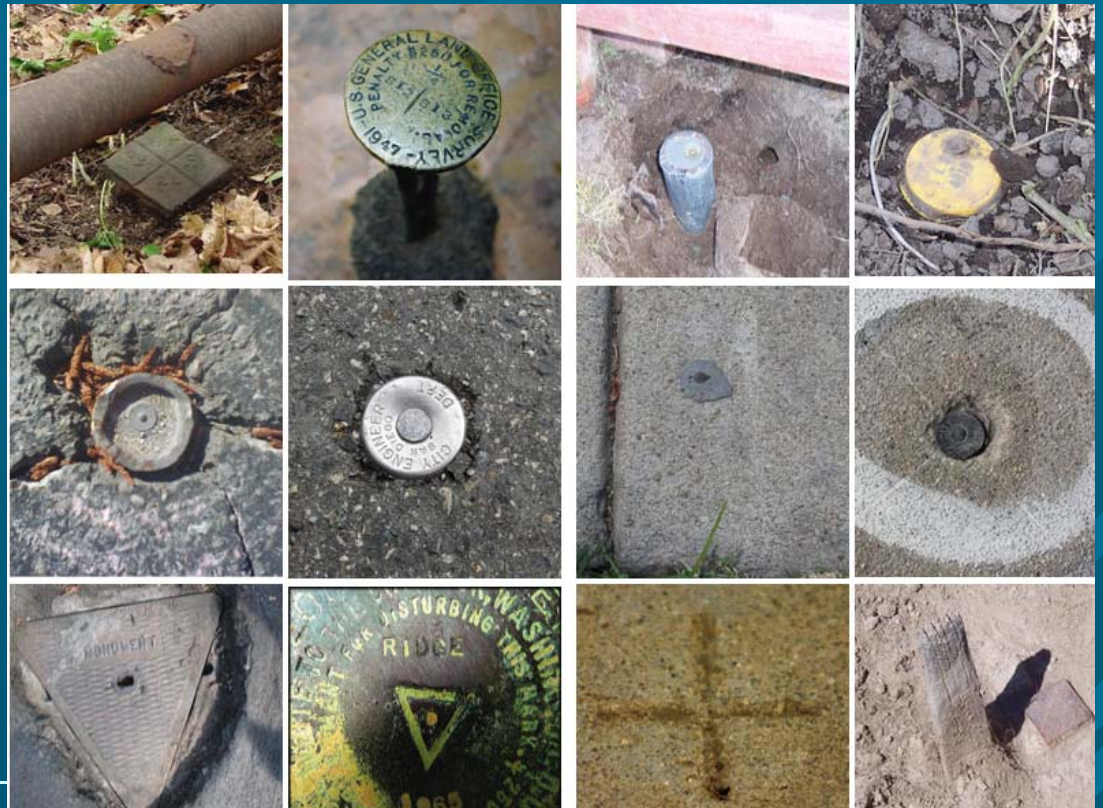
“Land is one of California’s most precious assets, the ownership of land, and consequently the ability to define boundaries is dependent of monuments and their perpetuation.”

2 DEC 1985 letter from Board of Registration for Professional Engineers and Land Surveyors (BORPELS) to all County Surveyors and City Engineers



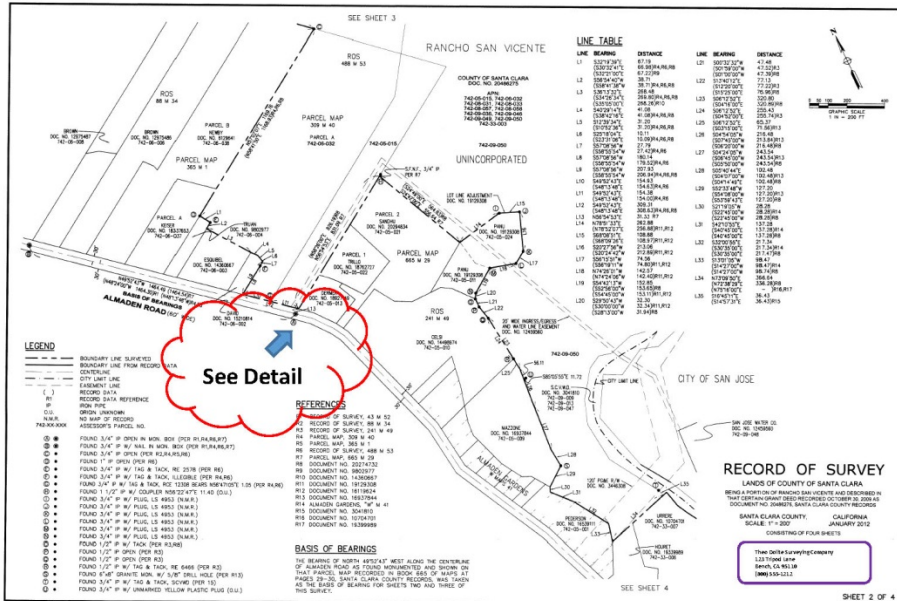
What is a Monument?

Survey monuments are physical evidence of a real property boundary. These markers can take many forms, some more durable than others. Monuments can also provide for vertical control in the form of bench marks.

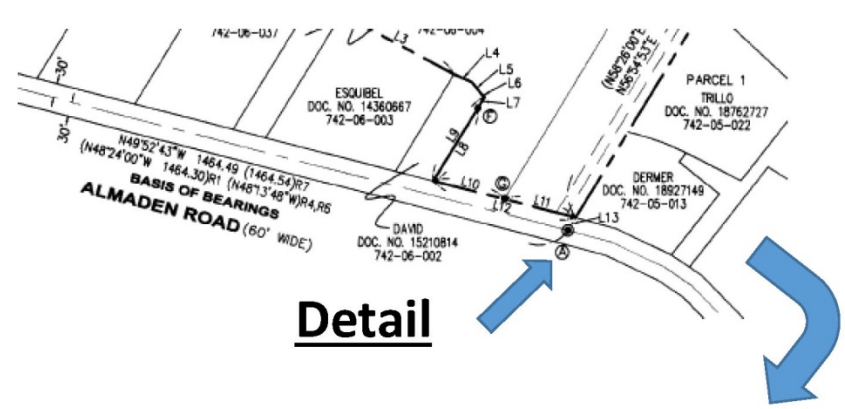




Monument Photos (Continued)



Example



Detail



A brass tag with an LS number, RCE number or agency name typically is attached to the iron pipe. This identifies who set it.



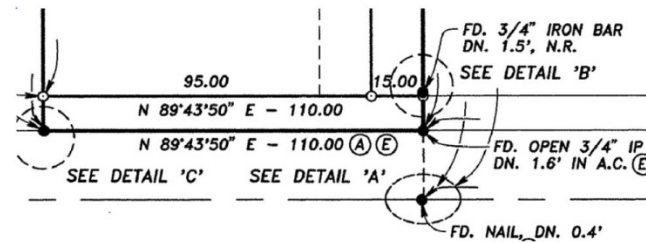
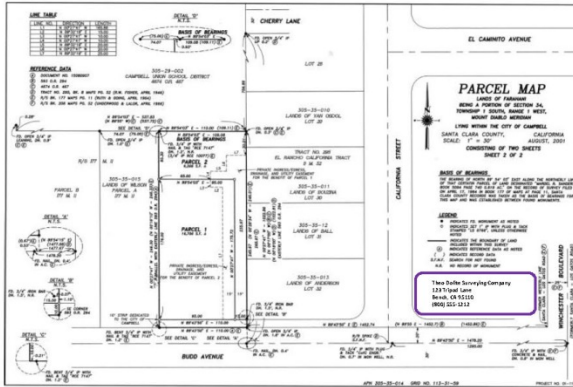
Inside the monument well there is a 3/8 inch iron pipe with a brass tag.



This is a monument well sometimes call a monument box. The 4 small circles are nails used to install the monument well.

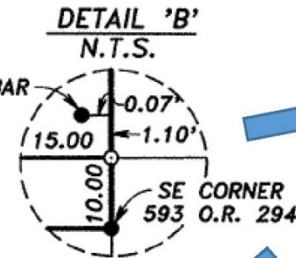


Monument Photos (Continued)



Example

Detail



Surveyors often "flag" the corners when performing a field survey.



A brass tag with an LS number, RCE number or agency name typically is attached to the iron pipe.



As stated on the map in the legend:

○ INDICATES SET 3/4" IRON PIPE WITH BRASS TAG LS 7204



Monument Photos (Continued)

Examples

What to watch for...

Survey flagging is typically florescent pink. The flagging on the fence, lath and stake are used to help mark the location.



Flagging and lath are used to mark the area where a monument is nearby. This is in an open field.



The actual monument is near the lath in the ground.



The monument may be inside a fence.



Monument Photos (Continued)

Examples

What we look for...



This is a wire fence with metal fence posts.

Here the monument is an iron pipe sticking up from the ground. It is not in the fence line but several feet away.



Monument Photos (Continued)

Examples What we find...



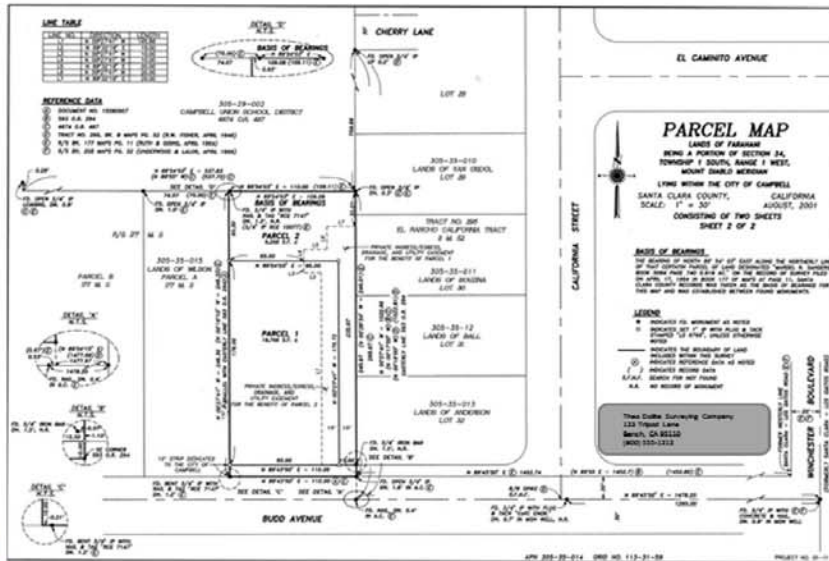
Land surveyors search for monuments.





Monument Photos (Continued)

Monuments are shown on recorded maps such as a Parcel Map or a Record of Survey map.



A brass tag or plastic plug with an LS number, RCE number or agency name typically is attached to an iron pipe.





Why are Monuments Important?

Survey monuments are physical evidence of a real property boundary.

Monuments are used to determine the location of easements, road right-of-ways, adjoining properties, neighborhoods, subdivisions, highways, cities, counties, states, and even countries.

Benefits of Monument Conservation

Cost savings

Preserves original locations

Tax savings

Protection of Property Rights

Stay out of court

Monument Destruction

There has been an increase in the mortality rate of survey monuments set for right of way control, public and private property boundaries. With their destruction, the potential for conflicts and uncertainty of boundaries arises.

Causes of Monument Destruction

Construction Activity
Installation of Improvements
Private Land Development
Fences – Retaining Walls

Effects of Monument Destruction

- ✓ Loss of bench marks could result in higher costs for flood insurance coverage.
- ✓ Loss of monuments can result in the inability to locate easements and setbacks on your property
- ✓ Loss of monuments disrupts harmony between you and your neighbor as well as the community.
- ✓ Monuments, not fences, identify property lines.
- ✓ Recovery of destroyed monuments creates safety issues within the right-of-way
- ✓ Slows development which has negative impact on economy
- ✓ Compromises Right-of-Way Reestablishment
- ✓ Compromises Integrity of Boundaries

Example of Monument Destruction



How can you help?

- Know what monuments look like
- Understand monument conservation laws and how they impact you. Misdemeanor (Penal Code 605)
- Understand liability, including financial loss, that shall be incurred if monuments are not properly conserved.
- Be an advocate with agencies and home owner associations to ensure protection in your neighborhood

WHEN IN DOUBT...CONSULT A LAND SURVEYOR



Monument Conservation

"Land is one of California's most precious assets, the ownership of land, and consequently the ability to define boundaries is dependent of monuments and their perpetuation."

2 DEC 1985 letter from Board to all County Surveyors and City Engineers

Survey Monument are Protected by the Law

The law protects monuments which are critical to the protection of private property rights and public infrastructure of California. Below are relevant sections of law pertaining to survey monuments. Click the links below to review the laws or visit: leginfo.legislature.ca.gov

Business & Professions Code §8771

Streets & Highways §732 & §732.5, §1492.5, §1810.5

Penal Code §605

1985 BPELSG Opinion

2011 BPELSG Opinion

Resources for Public Agencies

Business and Professions Code §8771 requires public agencies to enforce the perpetuation of monuments on construction projects within their jurisdiction.

[Sample Contract Language](#)

[Sample Educational Letter \(CEAC\)](#)

[Sample Monument Preservation Guideline \(San Bernardino\)](#)

[Sample Condition for Tentative Maps](#)

[Monument Conservation Brochure](#)

[Sample Handout for Inspectors & Contractors \(City of San Diego\)](#)

[Sample Agency Procedure \(San Diego\)](#)

[Sample In-House Training PowerPoint](#)

[BPELSG Webinar - Stop Monument Destruction Before it is too Late!](#)

[Sample handout for Contractors \(City of Anaheim\)](#)

For More Information

For more information or assistance regarding monument conservation, please contact CLSA Monument Conservation Chair, Ron Nelms

The Board for Professional Engineers, Land Surveyors and Geologists (BPELSG) has designated Enforcement Analyst Larry Kereszt as the contact person for any Monument Conservation issues. Larry can be contacted at (916) 263-2240 or Larry.Kereszt@dca.ca.gov



californiasurveyors.org/moncon.html

Questions?

Your Name

If you would like to provide it, insert your contact information.

CLSA

Phone: (707) 578-6016 Email: clsa@californiasurveyors.org

BPELSG

The Board for Professional Engineers, Land Surveyors and Geologists (BPELSG) has designated staff for any Monument Conservation issues. Please contact BPELSG at:
BPELS.Enforcement_information@dca.ca.gov
