

**Joint Committee on Administrative Rules**  
**ADMINISTRATIVE CODE**

**TITLE 68: PROFESSIONS AND OCCUPATIONS**  
**CHAPTER VII: DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION**  
**SUBCHAPTER b: PROFESSIONS AND OCCUPATIONS**  
**PART 1270 ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989**

**Illinois Boundary Survey Standards ( Effective January 6, 2023)**

- 1) A boundary survey is a land survey that requires study, investigation and evaluation of major factors affecting and influencing the location of boundary lines and that culminates in the deliberate location or relocation of the corners, perimeters, division lines or boundaries of a certain lot, parcel or quantity of real estate, according to the record title description of the parcel or parent tract, facts and evidence found in the course of performing the research and fieldwork, and in accordance with appropriate boundary law principles. The record title description should be furnished by the client, unless otherwise jointly agreed upon by the client and surveyor.
- 2) The purpose of a boundary survey is to establish or retrace the boundary lines and corners of the surveyed property, and to define and identify those lines so as to uniquely locate each lot, parcel or other specific land area in relation to well recognized and established points of reference, adjoining properties, and rights of way.
- 3) When a client desires only a portion of their property surveyed, and this portion can be clearly isolated from the remainder of the property without affecting the interests of adjoining owners, these rules shall apply to the survey of only the desired portion.
- 4) A boundary survey shall include, but not be limited to, the following:
  - A) Gathering and evaluating the best available evidence indicating where the boundary lines being retraced have become established on the ground.
  - B) Clear and legible field notes containing all pertinent information, measurements and observations made in the course of the field survey.
  - C) Unless requested otherwise by the client or his/her agent, a plat of survey.
  - D) A legal description for any parcel surveyed.
  - E) Monuments or witness points shall be set for all accessible corners of the survey except when in the opinion of the Professional Land Surveyor, corner monuments

would be destroyed by development, re-development construction, grading or utility construction. In this case, monumentation may be delayed until construction or grading is completed and must be in place within 12 months of the date of field work of the last survey.

- 5) Information Research Required. Sufficient information to perform the survey shall be either furnished by the client and/or his/her agent or obtained by the surveyor by agreement with the client. The following appropriate factors must be evaluated by the surveyor:
  - A) A property description describing the subject parcel. If, in the opinion of the surveyor, the description furnished or obtained is insufficient to fully define the extent or location of the parcel to be surveyed due to ambiguity or calls for adjoining deeds, prior recorded survey plats, etc., it is the duty of the client (unless agreed upon otherwise) to furnish the additional information requested by the surveyor. This is not to be construed to indicate that the surveyor has an obligation to research the title of record.
  - B) A reproduction of the recorded subdivision plat that created the subject lot, block or parcel.
  - C) A reproduction of the Government Township Plat and pertinent Monument Records if the survey is of a section or aliquot part of a section.
  - D) Relevant data provided by the client regarding special circumstances, such as unrecorded easements, judgements or Court decrees that may influence the location of boundaries of the survey.
  - E) Except, however, if the documents identified in subsections (b)(5)(A) through (D) are not provided to the surveyor, the surveyor shall as a minimum, consult deeds and other documents, including those for adjacent parcels, in order to assemble the best possible set of written evidence of every corner and line of the property being surveyed.
- 6) Boundary Analysis and Resolution – the boundary lines and corners of any property being surveyed shall be established and/or retraced in accordance with appropriate boundary law principles governed by the set of facts and evidence found in the course of performing the research and fieldwork.
- 7) Positional Accuracy – the relative positional accuracy for boundary surveys shall be in accordance with the most current model standards for property surveys as published by the National Society of Professional Surveyors (NSPS).
- 8) Monuments. Monuments set or called for, whether artificial or natural, bear witness to the footsteps of a surveyor and his/her professional opinion as to the proper marking of a desired position. Monumentation for public land survey systems corners shall be in

accordance with the Land Survey Monuments Act [765 ILCS 220]. The following shall be considered acceptable types of artificial monuments for all other corners:

A) Types

- i) Iron bars or rods shall be a minimum of  $\frac{1}{2}$ " in diameter by 24" in length. Iron pipes shall be a minimum of  $\frac{1}{2}$ " in diameter by 24" in length, with a minimum wall thickness of  $\frac{1}{8}$ " and be detectable with conventional instruments for finding ferrous or magnetic objects. Where rocky soils prevent specified lengths, the bar, rod or pipe should be driven to refusal at depths where it will remain stable.
- ii) Concrete monuments shall be a minimum size of 5" in diameter by 24" in length, or 4" square by 24" in length, and shall have a precise corner mark and shall be reinforced by at least a  $\frac{1}{4}$ " re-bar or  $\frac{1}{2}$ " or larger iron pipe.
- iii) Stone monuments shall be a minimum size of 4" square by 24" in length and shall have a precise corner mark.
- iv) Commercial cast iron or aluminum survey markers no less than 24" in length. Non-ferrous markers shall have ceramic magnets attached to aid in recovery.
- v) Other monuments, such as drill holes, chiseled marks in stone, concrete or steel, punch marks, precast bronze discs, nails or spikes, etc., shall be of sufficient size, diameter or depth to be definitive, stable and readily identified as a survey marker. Objects upon which the marks or markers are placed shall be of a stable and permanent nature.

B) Requirements

- i) When it is physically impossible or impractical to set a monument at the corner, a witness corner or corners will be set, or noted if existing witness corners are found. Witness corners shall be referenced to the survey corner or survey lines.
- ii) Monuments must be set to a sufficient depth so as to retain a stable and distinctive location. Material and size for monuments shall be chosen in regard to the terrain and situation that exists at the site of the survey. All monuments shall be set vertically whenever possible.

- 9) Plats. On all boundary surveys the completed plat shall be drawn on a stable and durable medium with a minimum size of  $8\frac{1}{2}$ " by 11" and shall contain the following:

- A) Firm name, address and registration number.
- B) Professional land surveyor seal, signature, date of signing, and license expiration date. The licensee may provide, at his or her sole discretion, an original signature in the licensee's handwriting, a scanned copy of the document bearing an original signature, or a signature generated by a computer.
- C) Client's name.
- D) North arrow.
- E) Scale-written or graphic.
- F) Date of completion of field work.
- G) Legal description of the property.
- H) Legend for all symbols and abbreviations used on the plat.
- I) Monuments or witness corners, whether set or found, intended to represent or reference corners of the survey, shall be shown and described as to size, shape and material, and their positions noted in relation to the survey corners.
- J) Sufficient angles, bearings or azimuths, linear dimensions and curve data must be shown on the plat to provide a mathematically closed figure for the exterior of the survey. Where record angular dimensions, bearings or azimuths, linear dimensions or curve data exist, such data shall be shown on the plat and distinguished from measured dimensions or data. Area of the survey is to be shown on the face of the plat unless otherwise requested by the client.
- K) Where bearing, azimuth or coordinate systems are used, the basis or proper names of the system shall be noted on the plat.
- L) If the survey is a parcel in a recorded subdivision, any adjacent rights of way or easements and setback lines shown on the recorded plat that affect the subject parcel shall be shown and dimensioned.
- M) The character and location of evidence of possession or occupation along the perimeter of the surveyed property and by adjoining, observed in the process of conducting the fieldwork.
- N) Show visible evidence of improvements, rights of way, easements, or use when requested by the client.
- O) Exculpatory statements that attempt to restrict the uses of boundary surveys shall not be affixed to any plat.

- P) The following statement shall be placed near the professional land surveyor seal and signature: "This professional service conforms to the current Illinois minimum standards for a boundary survey."
- 10) Field Procedures. All field work shall be performed by a professional land surveyor or a person under his/her direct control and supervision in accordance with accepted methods of surveying theory, practice and procedures. It is the responsibility of the professional land surveyor to ensure conformance with the following specific requirements:
- A) All surveying instruments shall be kept in proper adjustment and calibration.
  - B) All corners or monuments called for in the information provided or obtained under subsection (b)(4) that affect the location of the boundaries of the land to be surveyed shall be physically searched for in a methodical and meticulous fashion. Each corner or monument recovered shall be evaluated as to its agreement by description and location with the information in subsection (b)(4).
  - C) Other evidence that could influence the location of the lines or corners of the survey shall be located and evaluated.
  - D) When the survey is of an aliquot or divisional part of a larger tract, sufficient field work must be performed to ensure that the existence of excess or deficiency, if any, in the parent tract can be determined and distributed by the professional judgment of the surveyor.
  - E) All field data, including electronic field notes, shall be retained in a legible and orderly fashion that will be understandable to other surveyors.
- 11) It shall be the responsibility of each professional land surveyor to monitor his/her work and that of those working under his/her supervision, so that the methods used to perform the survey and produce the plat and/or report will be of such quality that the accuracy, precision and positional tolerance of the final product delivered to his/her client will equal or exceed the "Positional Accuracy" requirements stated in subsection (b)(7) and that which would be provided by another competent surveyor under similar circumstances.