Survey monuments are essential to establishing and maintaining property boundary lines over time and as a result are protected under California state law under Penal Code § 605, Streets and Highways Code § 732, 732.5, 1492.5, 1810.5, as well as Business and Professions Code § 8771 and 8773.3: [A link to the relevant California laws](http://leginfo.legislature.ca.gov/faces/codes.xhtml)

It is the responsibility of the City and County of San Francisco, Public Works, Bureau of Street Use and Mapping Survey Division (BSM) to preserve these survey monuments and to maintain their exact positions over time.

Excavation permits are to follow section 4.3 Survey Monuments PW Order 187005, permittees obligations, February 6, 2018.

**Standard Referencing Fee: $3,752**

Due to the potential for movement or disturbance of survey monument during construction, all monuments within 20 feet of any proposed construction must be located and referenced by a licensed Land Surveyor on a Corner Record or Record of Survey prior to any construction taking place. This is to allow for optimal means of positional verification or replacement in the event that the monument is either potentially disturbed or removed by the construction. BSM requires a fee of $3,752 (as of July 2019) per monument to cover the field and office-related costs of the standard referencing process. The fee is adjusted each year to reflect changes in the relevant Consumer Price Index;

Before contacting BSM to do the monument referencing, please fill out and submit an application and required funding **at least 2 weeks prior to construction taking place** so as to accommodate the need for planning and scheduling a field crew. Monument referencing will be scheduled once both the application and funding have been received. BSM will then notify the applicant once the referencing is complete so that construction may proceed. It is the responsibility of the applicant to inform BSM when construction is complete so that the post-construction stage of the referencing may be performed.

**Extended Referencing**

Where construction proceeded prior to standard monument referencing having been performed, a comprehensive field survey and office analysis shall be required to determine if the construction activity caused any potential movement of the monument or to reestablish the monument position in the event that the monument was destroyed. To perform this extended referencing additional fees shall be assessed and are estimated to be $10,000 or more.

“Survey Monuments” should not be reset or relocated by the contractor unless under the direct supervision of a licensed land surveyor.

Some monuments are located beneath the ground surface and surrounded by well casings as depicted in Figure 1. When a well casing and lid is reset in the course of construction it shall be centered with respect to the monument as depicted in Figure 1 (without disturbing the position of the monument).

Other monuments may exist, including those set by federal agencies: e.g. USGS, U.S. Army, U.S. Navy, BART, private surveyors for subdivisions, et al. These monuments must also be preserved where they are located.
If any monuments are covered, disturbed, destroyed or removed any costs incurred to re-establish the monument will be in addition to the initial application fee and may vary due to time and methods required.

If a monument is removed, the monument, monument well, and monument cap shall be delivered to the County Surveyor’s Office.

Please direct any concerns or inquiries regarding survey monument referencing or any other monument related issues to: Monument.Preservation@sfpdwp.org.

Some Typical Monuments with Well Casings
Figure 2

Some Typical Surface Monuments
### Typical Corner Record

**CORNER RECORD**

- **City of**: SAN FRANCISCO
- **County of**: SAN FRANCISCO, California
- **Brief Legal Description**: NORTHEASTERLY LINE OF ASSESSOR BLOCK 4282A, LOT 4 NORTHERLY OF FONTINELLA TER.

<table>
<thead>
<tr>
<th>Corner Type</th>
<th>Coordinates (Optional)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Corner</td>
<td>N. E. Zone: NAD27 □ NAD83 □</td>
</tr>
<tr>
<td>Meandering □</td>
<td>NAVD88 □ Elevation:</td>
</tr>
<tr>
<td>Rancho □</td>
<td>Vert. Datum: NVD27 □ NAD88 □</td>
</tr>
<tr>
<td>Rancho □</td>
<td>Meas. Units: Metric □ Imperial</td>
</tr>
</tbody>
</table>

**Date of Survey**: AUGUST 05, 2015

**Identification and type of corner found**: Evidence used to identify or procedures used to establish or reestablish the corner:

**SET REFERENCE POINTS FOR CITY SURVEY MONUMENT 22275. POINTS SET AS SHOWN ON PAGE 2 OF 2. PRE-CONSTRUCTION**

**A description of the physical condition of the monument as found and as set or reset**: FOUND 8" DIAMETER WELL MONUMENT IN STREET CONCRETE BLOCK WITH BRASS DISK AND PUNCHED IN THE MIDDLE STAMPED LS 3936. MONUMENT NAME 22275.

**SURVEYOR'S STATEMENT**

This Corner Record was prepared by me or under my direction in conformance with the Land Surveyor's Act on AUGUST 31, 2016

Signed: [Signature]

P.L.S. or R.C.E. No. 8098

**COUNTY SURVEYOR'S STATEMENT**

This Corner Record was received and examined and filed:

Signed: [Signature]

P.L.S. or R.C.E. No. 6914

Title: CITY AND COUNTY SURVEYOR

County Surveyor's Comment: REFERENCE POINTS SET BY CITY SURVEY CREWS UNDER THE DIRECTION OF THE CITY AND COUNTY SURVEYOR.

RM/AM

Berger-1237