

NEBRASKA SURVEY RECORD REPOSITORY
SURVEY FILING INFORMATION

QUICK REFERENCE

1. What surveys should be filed?

All surveys that establish or reestablish the corners or boundaries and locations of lots, parcels, tracts or other divisions of land.

EXCEPT :

Plats or maps which are prepared only for the purpose of showing the location of improvements on existing lots, which are not represented as surveys or land surveys and no corners are established or reestablished.

2. Where should the survey be filed?

The SURVEY RECORD REPOSITORY if :

Original Government corners or lines have been referenced, recovered, retraced or reestablished.

A new subdivision has been created.

The boundary/lot survey was performed within the limits of a city with a population of less than fifteen thousand.

The boundary/lot survey was performed within the limits of a city with a population in excess of fifteen thousand where no regular office is maintained for the county surveyor in the county courthouse.

OTHERWISE :

File the survey in the County Surveyor's office if such an office is maintained on a regular basis in the county courthouse, if not, file the survey in the SURVEY RECORD REPOSITORY.

Do not file surveys with the County Clerk.

3. How soon must the survey be filed?

The record of survey shall be filed within ninety days after the completion of the survey, or within any extension of time granted by the office in which it is required to be filed for reasonable cause.

4. What are the Survey Record Repository filing fees?

\$5.00 for each survey of a subdivision or a survey which makes reference to an original government corner.

\$2.50 for all other surveys.

\$0.00 for surveys requested by the county and no fees for the survey are received by the surveyor or the county from any other persons. Please identify these surveys for proper billing.

5. What about topo, location or improvement surveys?

Plats or maps which are prepared only for the purpose of showing the location of improvements on existing lots, which are not represented as surveys or land surveys and no corners are established or reestablished are exempt from filing.

6. What information should be on the plat or map?

- | | |
|---|--|
| <input type="checkbox"/> Signature | <input type="checkbox"/> Legal Description |
| <input type="checkbox"/> Seal | <input type="checkbox"/> Plat / Record and Measured Distances |
| <input type="checkbox"/> Certification | <input type="checkbox"/> Description of Found Corners |
| <input type="checkbox"/> Date of Completion | <input type="checkbox"/> Description of Set Corners |
| <input type="checkbox"/> North Arrow | <input type="checkbox"/> Ties to Section, Quarter and 1/16 Corners |
| <input type="checkbox"/> Scale | <input type="checkbox"/> Basis of Bearing |
| <input type="checkbox"/> Plat of Tract | <input type="checkbox"/> Curve Data |

SURVEY RECORD FILING

81-8,122.01. Land survey; filing; contents.

Whenever a survey has been executed by a land surveyor, registered under the provisions of sections 81-8,108 to 81-8,127, a record of such survey bearing the signature and seal of the land surveyor shall be filed in the survey record repository established pursuant to section 84-412 if such survey meets applicable regulations. Surveys which are within the corporate limits of a city with a population in excess of fifteen thousand and do not reference, recover, retrace, or reestablish the original government corners or lines or do not create a new subdivision are not required to be filed in the survey record repository but shall be filed in the county surveyor's office in the county where the land is located if they meet applicable regulations. If no regular office is maintained in the county courthouse for the county surveyor, it shall be filed in the survey record repository. The record of survey shall be filed within ninety days after the completion of the survey, or within any extension of time granted by the office in which it is required to be filed for reasonable cause, and shall consist of the following minimum data: (1) Plat of the tract surveyed; (2) legal description of the tract surveyed; (3) description of all corners found; (4) description of all corners set; (5) ties to any section corners, quarter corners, or quarter-quarter corners found or set; (6) plat or record distances as well as field measurements; and (7) date of completion of survey. The record of survey so filed shall become an official record of survey, and shall be presumptive evidence of the facts stated therein, unless the land surveyor filing the survey shall be interested in the same. Plats or maps which are prepared only for the purpose of showing the location of improvements on existing lots, which are not represented as surveys or land surveys and no corners are established or reestablished, shall be specifically exempt from all requirements of this section.

PLAT OR CERTIFICATE MINIMUMS

(G) Plat or Certificate of Survey

The client shall be furnished a record of the survey and other such information to show and identify the following:

1. Those items required by Nebraska Revised Statutes (Reissue 1987), Section 81-8,108 through 81-8,127, inclusive.
2. North arrow and scale. When the direction of a line is used to establish any course on the boundary of a survey or used to compute the area, the direction of the line shall be made a part of the plat of survey and shown by angle or bearing or azimuth with a reference given for the bearing or azimuth system. Curved lines shall include data necessary to compute and plot the curve.
3. When pertinent, adjoining parcels identified by description or record reference and any gaps or overlaps shall be identified and dimensioned, when descriptions of adjoining parcels are provided by a registered abstractor.
4. Easements of record when provided by the client shall be shown by book and page.
5. Sufficient data to indicate the theory applied in finalizing the location of the corners and any data at variance with this theory. Such data should be of such a nature that a competent surveyor can make a facile retracement.
6. A certification by the surveyor shall contain:
 - a. His or her authority to perform the survey;
 - b. The date of the survey;
 - c. That he or she personally or under his or her direct supervision caused the survey to be performed.

SURVEY RECORD REPOSITORY

84-413. Survey record repository; duties.

The survey record repository shall:

- (1) Microfilm, index, and file the surveying records of all surveys completed after July 17, 1982, which are filed pursuant to sections 81-8,121 to 81-8,122.01;
- (2) Provide a copy of survey records to the county in which the survey was conducted. Such copy shall be transmitted to the county within thirty days of its receipt by the repository and at no cost to the county;
- (3) As funds become available from the fees collected pursuant to this section, and at no cost to the counties, request records of all surveys completed prior to July 17, 1982, from the counties and incorporate such records into the repository's files;
- (4) Collect a fee not to exceed five dollars for each survey of a subdivision or a survey which makes reference to an original government corner and collect a fee not to exceed two dollars and fifty cents for all other surveys filed with the repository by a surveyor, except that no fee shall be charged for filing surveys pursuant to section 23-1911 when the work is requested by the county and when no fees for the survey are received by the surveyor or the county from any other persons;
- (5) Collect a fee not to exceed ten dollars for each search of the repository's files required by any person;
- (6) Charge a fee for the reproduction of material equal to the cost of such reproduction; and
- (7) Provide information to any person upon request and payment of the appropriate fee.