

N.C. Department of Agriculture & Consumer Services
N.C. ADFP Trust Fund
Conservation Easement Survey Requirements



ATTENTION GRANTEES

- Please ensure that the surveyor agrees to complete the survey pursuant to the requirements contained herein and furnish the ADFPTF an electronic copy for review.
- Additionally, the surveyor agrees to provide, by e-mail, a shapefile or feature class file before payment is made. The digital file must be tied to the N.C. State Plane Coordinate System (NAD 83) Grid (georeferenced).
- The acreage presented in the survey as the conservation easement ***MUST*** be the same throughout all documents on the easement deliverables list including but not limited to, the title commitment, preliminary title opinion, environmental audit, certified development rights appraisal, conservation plan, forestry plan, baseline documentation report, conservation easement language, HUD statement, final title commitment and subordination agreement.
- The final ADFP approved survey will accompany all the subsequent easement due diligence deliverables.
- Please provide this checklist to surveyors for reference as well as review the survey ***prior to*** submission to Farmland Preservation Staff.
- If you are a recipient of additional funding sources, please forward any copies of survey to the partnering agency for review.

N.C. Department of Agriculture & Consumer Services
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Conservation Easement Survey Checklist

TECHNICAL SPECIFICATIONS FOR SURVEYORS AND REVIEWERS

1. A map shall be prepared of the tracts surveyed.

	The map shall be properly and accurately drawn, revealing all the information developed by and during the survey.
	The size of the map shall be such that all details can be shown clearly.

2. The survey must meet all current N.C. recording standards, pursuant to G.S. 47-30, and, if applicable, any recording standards for the county where the property is located.

	GS 47-30.pdf (ncleg.gov)
	All surveys shall be tied to the North Carolina State Plane Coordinate System NAD83(2011) Feet per the Standards of Practice for Land Surveying in North Carolina, Title 21 NCAC 56.1602(g) and Title 21 NCAC 56.1607, regardless of if the property is not within 2,000 feet of a geodetic monument.
	The certification to be shown on the map shall be in accordance with the example as set forth in the “Manual of Practice for Land Surveying in North Carolina.”
	The North arrow shall be accurately positioned and designated as N.C. Grid north.

3. The minimum standards of specification to be observed in the practice of Land Surveying for Rural and Farmland surveys (Class C) in the State of North Carolina are: The linear error of closure shall not exceed one (1) foot per 5,000 feet of the perimeter of the tract of land (1:5,000).

	For special circumstances when a survey is needed that is not a Class C survey, the following minimum standards of specification are to be observed:
	a. Urban Land Surveys (Class A) – The linear error of closure shall not exceed one (1) foot per 10,000 feet of the perimeter of the tract of land (1:10,000).

	b. Suburban Land Surveys (Class B) – The linear error of closure shall not exceed one (1) foot per 7,500 feet of the perimeter of the tract of land (1:7,500).
	The stated linear error of closure shall be computed by latitudes and departures, and the closure shall be stated before balancing.

4. Property corners shall be adequately identified, marked, and labeled.

	Two corners of the survey shall have N.C. Grid coordinates (using the current N.C. Grid datum at the time of survey) and be shown on the survey plat.
	Coordinates will be clearly identified in a callout box.

5. Boundary Points

	Where a boundary of a tract is formed by a curved line, the actual survey data from the point of curvature of the curve to the point of tangency shall be shown on the face of the map.
	Where a boundary of a tract is formed by a creek or river, offset traverse shall be run and offset points shown on map with reference to boundary points in center of stream as called for in the deed.

6. Courses and Distances

	Courses and distances of boundary lines and other lines shall be lettered neatly thereupon in feet and hundredths of a foot and in degrees, minutes, and seconds, if available.
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7. Easement Boundary Lines

	Clear markings of easement boundaries shall be indicated with dark or thicker lines, shading, etc., and clear points of a boundary line change.
	Any symbology used on the map <i>MUST</i> be represented in the legend.

8. The total acres of land owned by the landowner(s) shall be clearly indicated on the survey.

	All surveyed and reported acreage must be at least to the hundredth decimal point.
	The survey shall indicate where the easement area is in relation to the entire tract owned by the landowner.

9. The title block of each map shall contain ALL of the following:

	Funding Sources (ADFPTF, USDA-ALE, USDA-RCPP, Military, etc.)
	Type of Easement (Perpetual or Term)
	Easement-Holding Entity
	Name of the Landowner(s) as stated in preliminary title opinion
	Location (County and Township)
	Acreage in Conservation Easement (to the nearest hundredth decimal point)
	Date Surveyed
	Scale of the Drawing
	Name, Address, Registration/License Number and Seal of the surveyor

10. An acreage table shall be included to identify the following:

	Total acres surveyed
	Exclusions from conservation easement with acreage totals identified
	Farmstead Building Envelope(s) (FBE) within the conservation easement with acreage totals identified
	Total acreage in the conservation easement

11. The following must be accurately located and clearly indicated on the map with the corresponding symbology noted in the legend.

	Names of all adjoining owners or utilities bordering on or crossing the premises or tract
	Names and numbers of roads and highways
	All easements and encroachments on the property including existing and proposed right of way access
	All control corners, coordinated markers, and permanent markers or monuments on adjoining properties shall be identified and located
	Adjoining streams, ponds, lake boundaries or other pertinent details
	Ingress and egress defined and located on the map if they are visible and cross or form a boundary of the property being surveyed.

12. The survey must show all access easements over and across the landowner's property to adjoining tracts. If the easement area is less than the landowner's entire tract of land, the survey must show access to the landowner's remaining parcel of land.

	Access from the easement area to the state-maintained road must be shown on the survey
	Access is required for areas of the parcel excluded from the conservation easement
	Access easements to parcels excluded from the conservation easement must be a minimum of 20 feet in width unless a larger width is required by the county zoning and planning office, local ordinances, or applicable regulations

13. GIS File Requirements

	The AutoCAD or GIS shapefile should contain a polygon clearly identifying the Boundaries of the Conservation Easement. This requirement is an addition to any line work.
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Optional

	The surveyor may furnish to the ADFPTF a written description for each tract surveyed.
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