

## **Standards for BLM Administrated Lands Boundary Evidence<sup>1</sup> Worksheets and Certificates**

### **Land Description Review (LDR) Worksheet, LDR Certificate, Chain of Surveys (COS) Worksheet, COS Certificate, Certificate of Inspections and Possession (CIP) Worksheet, CIP, Boundary Assurance Certificate (BAC) Worksheet, and BAC**

The LDR, COS, and CIP each address a separate important component that make up boundary evidence. A BAC can be issued only where all three, LDR, COS, and CIP, have been compiled. However, in many cases only one or two of the boundary evidence certificates are needed. A brief explanation of each follows:

#### **A. Land Description Review (LDR)**

The LDR consists of two parts: the Land Description Review Worksheet and the Land Description Review Certificate. The worksheet should contain all of the relevant information known to the submitting official or entity. Depending upon the needs of the Field Office (FO) or Authorizing Official (AO), the LDR can provide a number of informational services, including:

1. The review of boundary description(s) of land and/or interests in land, including surrounding interests when necessary;
2. The condition of the corner monuments and boundary line markings, and the practicability of the boundaries for the intended land use based upon:
  - a. minimal research to provide a general summary,
  - b. a search of official records within the BLM Cadastral Survey Office, or
  - c. a search of official records, other Federal records, local public records, private records, and a field inspection;
3. The condition of the Geographic Coordinate Data Base (GCDB) or the Cadastral Geographic Information System (CGIS) on the tract corners and boundaries;
4. Reporting of the official area (area returned based upon the official plat);
5. Reporting of area based upon other sources; and/or
6. Other related information (after a discussion between the authorizer and Cadastral Survey).

The LDR will require a search of all possible sources of title and related documents. A Cadastral Surveyor or a Certified Federal Surveyor (CFedS) conducts a LDR under the direction and control of the State Office Chief Cadastral Surveyor.

#### **B. Chain of Surveys (COS)**

The COS consists of two parts: the Chain of Surveys Worksheet and the Chain of Surveys Certificate. The worksheet should contain all of the relevant information known to the

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<sup>1</sup> When not in conflict, reference should be made to Departmental Manual, Indian Trust Responsibilities, *Standards for Indian Trust Lands Boundary Evidence* (303 DM 7). BLM's Manual 9672 and Handbook H-9672-1 supplement 303 DM 7.

submitting official or entity. Depending upon the needs of the FO or AO, the COS can provide a number of informational services, including:

1. The review of land surveys and other boundary location information on the location of the corners and boundary lines of land and/or interest in land described, out to the controlling corners and lines, from the original survey to date;
2. A history of corner recovery, a description of every visit to a corner:
  - a. without a field visit, or
  - b. with a field visit;
3. A history of lines, a description of every record or computed measurement between corners;
4. The practicability of the corners and/or lines for the intended land use based upon the COS; and/or
5. Other related information (after a discussion between the authorizer and Cadastral Survey).

The COS will require a search of all possible sources of surveys and related documents, including official and local, recorded and unrecorded, public and private records. A Cadastral Surveyor or a CFedS conducts a COS under the direction and control of the State Office Chief Cadastral Surveyor.

### **C. Certificate of Inspection and Possession (CIP)**

A CIP consists of worksheets and the two forms of CIP from the Department of Justice (DOJ). These forms are contained in the “*Standards for the Preparation of Title Evidence in Land Acquisitions by the United States 2001.*” The DOJ forms are attached and are also available at <http://www.usdoj.gov>. See the DOJ Title Standards for use of the forms for title evidence. The DOJ forms are the only acceptable forms. Referenced attachments providing further explanations and clarifications are encouraged.

Form #1 is designed to be completed by one individual. Form #2 is designed to be completed by two individuals. For boundary evidence purposes, the forms are to be adopted to report on-the-ground inspection of the corners and boundary lines by a Cadastral Surveyor or CFedS, under the direction and control of the State Office Chief Cadastral Surveyor for acquisitions, exchanges, withdrawals, leases, permits, conversions, transfers, partitions, rights-of-ways, land and resource transactions, commercial projects, and other activities.

FO and AO are encouraged to have the persons who are to inspect the property for among other things cultural, engineering, historical, hazardous, or environmental matters, coordinate their inquiries and inspections with the boundary evidence examination.

### **D. Boundary Assurance Certificate (BAC)**

Subject to limitations, a BAC consists of a statement of known boundary location defects, conflicts, ambiguities, gaps, overlaps, unwritten rights, and failure of legal descriptions, surveys, use and occupancy, and other boundary evidence for a tract of land, certified to by a Cadastral Surveyor or CFedS. The State Office Chief Cadastral Surveyor approves and signs the BAC.

**CAUTION:** A BAC is not an official survey or a local survey, and should not be used in lieu thereof. An actual survey may reveal further evidence or clarify the proper use of existing evidence thereby resulting in a different corner or boundary location than indicated in the BAC.