

CHAPTER 1
DEPARTMENT OF LAND MANAGEMENT

- Article 1 Uniform Triangulation System - Regulations Governing Land Surveys in Guam.
- 2 Territory of Guam - Manual of Surveying Practice.
 - 3 Leases and Sales.
 - 4 Land Use Permits.
 - 5 Leasing of Government Land.

Article 1
Uniform Triangulation System - Regulations

- §1100. Authority.
- §1101. Application.
- §1102. Surveys, By Whom Conducted.
- §1103. Surveys, Basis of.
- §1104. Corners, Markings.
- §1105. Preservation of Records.
- §1106. Measurement.
- §1107. Information to Be Furnished.
- §1108. Complaints.
- §1109. Effective Date.
- §1110. Appendix A - Uniform Specifications: Preparation of Maps from Surveys.

NOTE: Rule-making authority cited for formulation of regulations governing land surveys in Guam by the Director of Land Management, 21 GCA §§60501, 60503 and 60505.

§1100. Authority. These Regulations are prescribed in compliance with 21 GCA §60503, and supplement the provisions of that Chapter.

§1101. Application. These Regulations apply to all land surveys conducted in Guam; provided, however, that in cases of surveys made for military purposes by personnel of the Armed Forces or those conducting surveys pursuant to contract with the Armed Forces, they apply only to the extent that no map will be entitled to recordation unless it is based on a survey which complies with these Regulations and the

uniform specifications required by 21 GCA §60501(b) and §60505(b). attached hereto.

§1102. Surveys, By Whom Conducted. Every land survey must be conducted by a land surveyor duly registered in accordance with 21 GCA Chapter 60, or by persons exempt from registration as provided in said Title.

§1103. Surveys, Basis of. Every land survey must be based upon and have a minimum of one corner of the land survey physically referenced to the Guam Geodetic Triangulation Net established pursuant to 21 GCA Chapter 60 Article 5.

§1104. Corners, Markings. Every corner of a land survey must be marked by a permanent monument or marker bearing the registration number of the surveyor or an identifying mark approved by the Territorial Surveyor. Reference monuments may be set where it is physically impossible to set the true corner or in cases where the destruction of a corner is imminent due to construction. The true corner should be placed by the surveyor when practical.

§1105. Preservation of Records. Every surveyor must preserve as permanent records all of his field notes and all computations made therefrom, so catalogued and filed as to be readily available.

§1106. Measurement. All surveying measuring devices shall be tested and calibrated at regular intervals of not less than six (6) months using the testing facilities established by the Director of Land Management in accordance with 21 GCA §60513, or under the supervision or direction of the Territorial Surveyor. An appropriate certificate as to degree of accuracy, signed by the Territorial Surveyor, shall be issued for each item of equipment tested or calibrated.

The minimum accuracy of measurements shall be one (1) part in ten thousand (10,000) on all property lines of boundary or interior survey. Preliminary or reconnaissance surveys shall maintain an accuracy of not less than one (1) part in five thousand (5,000), except in those cases where general information only is to be obtained and no precise monumented corners are to be created.

A circuit of levels between precise bench marks or a circuit closed upon the initial bench mark shall not differ more than 0.02 foot multiplied by the square root of the number of miles in the circuit, and in no case to exceed 0.05 foot, except in levels for preliminary or rough stadia control, in which case the allowable error of closure may be 0.10 foot.

Accuracy of measurement in triangulation dimensions shall conform with the standards set by the United States Coast and Geodetic Survey.

In the case of any survey required for purposes of registration under the Land Title Registration Act, the surveyor must comply with any additional requirements imposed by the Superior Court.

The Department of Land Management will maintain a "Manual of Instructions for Survey of Lands and Preparation of Plans in the territory of Guam" to supplement these Regulations and to provide recommended methods to meet these Regulations.

§1107. Information to be Furnished. The surveyor must furnish to his client a correct technical description of the land surveyed and/or clear and legible copies of a map or plot conforming to the "Uniform Specifications: Preparation of Maps from Surveys" prescribed by authority of 21 GCA §60505.

§1108. Complaints. Any person who believes himself to be aggrieved by the failure of a surveyor to comply with these Regulations may submit his complaint to the Director of Land Management or his delegate, and in all cases the Director of Land Management or his delegate, shall forward such complaints to the Board of Engineering and Architectural Examiners for appropriate proceedings under 21 GCA §60504.

§1109. Effective Date. These Regulations will become effective upon approval of the Governor, and copies will be maintained and made available as provided by 21 GCA §60504.

§1110. Appendix A - Uniform Specifications: Preparation of Maps from Surveys. (a) **Authority.** These specifications are prescribed

in compliance with 21 GCA §60505, and supplement the provisions of that Chapter.

(b) **Application.** No map (the term includes plat, sketch or other plane pictorial representation of land) will be accepted for recording unless it is prepared in accordance with these specifications and is based upon a survey which complies with all applicable laws and regulations.

(c) **Materials.** All maps must be drawn on linen, film or other suitable material, which is durable and dimensionally stable and designed for drafting or drawing purposes. Only India Ink or equally permanent black drawing medium may be used.

(d) Dimensions and scale:

(1) Maps shall be drawn on sheets measuring twenty-two by twenty-nine inches (22" x 29"), including a one inch (1") margin at the top, bottom and right side and a two inch (2") margin at the left side. If the land surveyed is so large that a map thereof conforming to these specifications cannot be drawn on one sheet measuring twenty-two by twenty-nine inches (22" x 29"), the map shall be drawn in sections and additional sheets used. All sections shall be of the same scale and shall bear clearly identified match-lines so that the sections can be accurately connected. Each sheet shall show its number and the total number of sheets (for example: Sheet 1 of 3).

(2) In all cases, the map must be so drawn and placed upon the sheet or sheets so as to provide adequate room for the title block, legend, all required certificates and a form for entry of revisions.

(3) The scale of each map must be large enough to provide complete legibility and to permit reasonably accurate measurements to be scaled from the map. When practicable, the scale shall be one inch (1") equals twenty (20) meters or one inch (1") equals forty (40) feet. For large tracts, smaller scales may be used such as one inch (1") equals one hundred (100) meters or one inch (1") equals four hundred (400) feet; provided, that maps drawn for

submission pursuant to the Subdivision Law shall be of the scale prescribed by the Territorial Planning Commission.

(4) Any variation from scale or plan dimensions as set forth herein must be approved by the Territorial Surveyor.

(e) **Use of Abbreviations and Symbols** . Abbreviations and symbols must be clearly defined in the legend of the map. The Department of Land Management "Manual of Instructions for the Survey of Lands and Preparation of Plans in the territory of Guam" contains standard surveying abbreviations and symbols that should be used.

(f) **Corrections.** After the map has been completed, no change shall be made thereon except as a revision, properly noted, dated and authenticated.

(g) **Information to be Shown.** In general, every line, point, object and structure actually surveyed must be clearly shown and accurately located on the map. Specifically included are:

(1) The identity and location of a Triangulation Station in the Guam Geodetic Triangulation Net and the survey to the corner point of beginning of the survey. Guam Geodetic Triangulation Net (1963) Coordinate Values are to be shown on at least one (1) permanent monument on the boundary of the land surveyed.

(2) An arrow indicating north and the bearing system used noted.

(3) The courses and distances of all lines, and in cases of curved lines all data necessary to identify, locate or retrace each line.

(4) When record bearings or angles or distances differ from measured bearings or angles or distances, both the record and measured bearings, angles and distances shall be clearly indicated in a manner to permit the ready distinction between record and measured data. The source of the record data must be indicated on the plan.

(5) Measured and record distances (if known) from corners of the premises being surveyed to the nearest right-of-way lines of dedicated public streets or roads, together with evidence of found lot corners, shall be noted on the map. Where conditions warrant, the distances to the nearest dedicated street or road right-of-way line in both directions from the surveyed premises and the bearing and name of such street or road shall be noted. Names and legal lines and widths of all dedicated streets or roads shall be given. If the Surveyor is aware of any change in the lines of such streets or roads, he shall note the same on the map and cite the date of and authority under which such change was made.

(6) The identifying title of all record plats and/or subdivisions which the survey represents, either wholly or in part, must be shown with its filing date and document number and the lot, block and tract number (or letter) of the surveyed property. Names of adjoining owners and/or recorded lot or parcel numbers, with document numbers, and similar information, where known, shall be shown on the map. Interior parcel lines must clearly indicate contiguity, gores and/or overlaps.

(7) The character and location of every monument and marker used or indicated in the survey and whether such monuments and markers were placed or found.

(8) The nature, location and dimensions of every structure or other object included in the survey.

(9) All natural features that may have relation to real property interests.

(10) The scale of the map, shown both in figures and graphically as a bar scale.

(11) A completed title block and a site location map conforming to those shown on sample maps available at the Department of Land Management.

(12) The following certificate, signed and sealed by the surveyor:

"I, (insert name), hereby certify that this map was prepared by me or under my direct supervision; that it is based upon a field survey made (insert dates) in conformance with all applicable laws and regulations.

(Name)"

(13) The following form of certificate for dating and signature by the Territorial Surveyor:

"This map has been examined for conformance with the requirements of 21 GCA Chapter 60 Article 5, and regulations thereunder, on this the _____ day of _____, 19 ____.

Territorial Surveyor"

(14) In cases where it would apply, the following form of certificate for dating and signature by the Territorial Planner:

"Approval under the Subdivision Law not required.

Date: _____

Territorial Planner"

(15) In appropriate cases, forms for landowners' dedications of parks and streets, alleys and other easements for public use, and for acceptance by the Governor of Guam of such dedications.

(16) Any additional data and notes necessary for explanation and understanding of the map.

(h) All maps must be so drawn and lettered that clearly legible prints may be made therefrom by standard reproductive processes.

18 GAR - LAND MANAGEMENT

(i) The originals of all maps must be preserved by the surveyors as permanent records, so catalogued and filed as to be readily available.

(j) Subdivision plans shall meet the requirements of 21 GCA Chapter 62 in addition to the requirements of these Regulations, except that the requirements of Chapter 62 shall have precedence in the event of conflict.

(k) The Department of Land Management will maintain a "Manual of Instructions for the Survey of Lands and Preparation of Plans in the territory of Guam" as required by 21 GCA §60501, to supplement these Regulations and to provide recommended methods to meet these Regulations.

(l) Copies of these specifications shall be kept on file in the Department of Land Management and made available to surveyors and interested governmental officials.

NOTE: Rules promulgated by Executive Order 66-15; filed with Legislative Secretary, May 19, 1975.