



Dora
Department of Regulatory Agencies

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and Occupations**
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Robert Pisciotta, P.L.S.
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Via email: RPisciotta@springsgov.com

The Board of Licensure for Architects, Professional Engineers and Professional Land Surveyor's Survey Quorum issued an opinion in 2011 concerning the removal of monuments prior to construction that can be viewed on the Board's website under "Professionals Q&A":

It was the consensus of the Survey Quorum that if it is known which corners will be destroyed during construction, they may be referenced prior to destruction and replaced after construction by a surveyor using his/her own caps. An exhibit map should be prepared showing the original monuments, how they were referenced, and what monuments and caps were used to replace the destroyed monuments. This exhibit should be deposited. In this situation the surveyor is not attesting to the accuracy of the original corners, only replacing them as found.

In the event that the corners are destroyed before they can be referenced, the replacement of those corners would then necessitate the preparation of a land survey plat in accordance with state statutes.

With regard to your question about the use of a Referenced Monument Restoration Record in lieu of an exhibit map in the event that the monuments are referenced prior to destruction, if it is recorded in a manner that allows it to be found by a standard search, it may be acceptable. You should verify that the El Paso Clerk and Recorder would be able to record the record appropriately.

If you have further questions, I can be reached at christy.thomas@state.co.us or 303-894-7792.

Sincerely,

Christy L. Thomas
Program Manager

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