

Correcting a Minor Scrivener's Error

Since the Affidavit of Minor Correction (AMC) was removed from a Washington State Land Surveyors tool chest back in August 2015, much confusion had been expressed by the survey community as to the “Appropriate Way” to amend a Record of Survey, Plat, Short Plat, BLA, etc. To address the issue, the Washington State DNR Survey Advisory Board (SAB) took up the issue of correcting a minor mapping error and on December 21, 2015 the Public Land Survey Office sent out the following notice:

The outcome of the discussion at the December SAB meeting, in regards to the correction of errors on a survey map (of any kind), is as follow:

- *If it is a minor error – such as a misspelling, wrong number in a bearing or distance, (omission of a bearing or distance), incorrect quarter-quarter/S-T-R info – then record a Record of Survey noting that it is amending a previously filed SP/LL/BLA/PLAT to correct minor errors. **Follow the instructions in WAC 332-130-050 for filing an amended survey map.***
- *If the error is a change in any of the conditions/easements/development notes/lot configurations, etc..., – essentially anything other than a **MINOR** scrivener's error – then a new (amended) SP/LL/BLA/Plat will need to be completed, with signatures of the affected property owners and the county/city approval signature. (See RCW 58.17 Plats – Subdivisions)*
- *If the amendment is to a previously recorded Record of Survey due to any error, then just record an Amended Survey as noted in WAC 332-130-050.*

All counties should have been charging the full survey map recording fee for any Affidavit of Minor Correction to a Survey, so there is no change in the fee being charged. This made the recording cost issue a non-argument point.

“To give clarity to the situation”, the Public Land Survey Office sent out a “(revision to the notice sent out December 21, 2015)” on August 13, 2018 which added some insight to the discussion and reiterated some of the above points with possible issues. Because this notice basically restated the above and provides warnings to the surveyor, I will paraphrase the important point from that notice:

- Follow WAC 332-130-050(3) for the requirements of amending a survey map.

Today, questions remain about how best to Correct a Minor Scrivener's Error, and at the October 2019 Survey Advisory Board meeting, these December 2015 SAB recommendations were reaffirmed. Remember that you should protect the public, your client and yourself. If there is any question on whether or not an error is minor, contact the responsible agency for an informal meeting on the issue. You are the Licensed Professional Land Surveyor and responsible for your work. Recording a Record of Survey Map correcting such minor errors benefits the Public, fellow surveyors, title companies and your reputation.