

**Surveys,
Subdivision and Platting,
and Boundaries**

**Washington State
Laws and Judicial Decisions**

MUNICIPAL RESEARCH AND SERVICES CENTER
OF WASHINGTON
IN COOPERATION WITH
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**Report No. 4
(Revision of Report No 1)**

May, 1977

SURVEYS, SUBDIVISION AND PLATTING,
AND BOUNDARIES

Washington State Laws and Judicial Decisions

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governmental authority which may be occasioned to the adjacent property by the established construction, drainage, and maintenance of the said road.³⁴ If the plat contains a dedication, it must be accompanied by a title report confirming that the title of lands shown on the plat is in the name of the owners signing the certificate. An offer of dedication may include a waiver of the right of direct access to any street from any property, and if accepted, such waiver is effective. Such a waiver may be required as a condition of approval.³⁵

The survey of the proposed subdivision and preparation of the plat is to be made by or under the supervision of a registered land surveyor who is to certify on the plat that it is a true and correct representation of the lands actually surveyed.³⁶ Except for subdivisions excluded under the provisions in RCW 58.17.040, permanent control monuments are to be established at every controlling corner on the boundaries of the land being subdivided. The number and location of permanent control monuments within the plat, if any, are to be determined by the local authority.³⁷

Joint Committee on Survey Monumentation - Recommendations for Surveys, Monumentations, and Plat Drawings

In order that there be a degree of uniformity of survey monumentation throughout the state, RCW 58.17.260 provided for the creation of a joint committee and directed that it cooperate with the Department of Natural Resources to establish recommendations pertaining to requirements of survey, monumentation, and plat drawings for subdivisions and dedications throughout the state. Pursuant to this statute, the Department of Natural Resources issued the following recommendations pertaining to requirements of survey monumentation and plat drawings for subdivisions and dedications:

- "(1) Minimum plat scale of 1" = 200' conditioned upon producing legible plat maps, and that each governing agency review its own requirements as to minimum lot size and the possibility of photo reducing which may permit a smaller scale ratio, in which case 1" = 100' or 1" = 50' are recommended as drafting scales.
- (2) 18" x 24" plat dimension.

³⁴As indicated above, in an Attorney General's Opinion, dated January 13, 1970, (AGO 1970 No. 1), it was concluded that only those persons having an interest in the lands subdivided are required by RCW 58.17.165 to file drainage releases or waivers of other claims for damages, and the legislative body of a city, town, or county is without authority to require that a plat secure "drainage releases" from third-party owners of land situated outside the area proposed to be platted.

³⁵RCW 58.17.165

³⁶RCW 58.17.250

³⁷RCW 58.17.240

- (3) All control and lot corner monuments set should be identified on the face of the plat by a legend.
- (4) All concrete monuments used must contain reinforcing steel or other magnetic material, except those enclosed in monument cases.
- (5) Control monuments on the exterior boundary line of the plat, not set in paved streets, should be concrete monuments.
- (6) A minimum of 2" iron pipe should be used for monuments in unpaved streets.
- (7) Monument cases shall be used in paved streets. Minimum monument in cases shall be 2" concrete filled/iron pipe."³⁸

Submission of Local Subdivision Regulations to Planning and Community Affairs Agency

In order that there may be current and readily available information concerning subdivision regulations, all city, town and county legislative bodies are to submit proposed platting and subdivision ordinances and amendments to the state Planning and Community Affairs Agency 30 days prior to final adoption for agency review and comparison.³⁹

Legal Status of Platting and Subdivision Ordinances and Resolutions Enacted Prior to 1969 Platting and Subdivision Act

Ordinances and resolutions enacted prior to the passage of the 1969 platting and subdivision act (Ch. 58.17 RCW) by the legislative bodies of cities, towns, and counties, which are in substantial compliance with the provisions of the 1969 act, are to be construed as valid and may be further amended to include new provisions and standards as are authorized in general law.⁴⁰

B. Illustrations of Platting and Subdividing

A number of illustrations are set forth below to point out certain aspects of platting and subdividing and what results from a lack of knowledge with respect thereto.

Illustrations given show:

- Fig. 3 Wrong Type of Plat - Property lines cannot be located. If lake is lowered, extension of lot lines are subject to theoretical methods and some unhappy results.
- Fig. 4 Shore Lands Location Unknown - When wharves are to be built, especially in cove marked Site No. 2, owner does not know how his boundaries extend over into water, and conflict with neighbor's. No line of navigation has been established.

³⁸ Washington Administrative Code (WAC) 332-140-040.

³⁹ RCW 58.17.270

⁴⁰ RCW 58.17.900