STATE OF TENNESSEE
DEPARTMENT OF COMMERCE AND INSURANCE
BOARD OF EXAMINERS FOR ARCHITECTS, ENGINEERS, AND LAND SURVEYORS
500 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37243-1142
https://www.tn.gov/commerce/regboards/architects-engineers.html

FREQUENTLY ASKED QUESTIONS REGARDING PLATS SUPPLIED WITH AN APPLICATION PURSUANT TO TENN. COMP. R. & REGS. § 0820-01-.02(1)

The responses below were adopted by the Tennessee Board of Examiners for Land Surveyors on April 12, 2018 and are not meant to define or explain the meaning of any statute or rule. Instead, these FAQs are only intended to provide examples and answers to common questions to further demonstrate what a plat provided with an application in compliance with Tenn. Comp.
R. & Regs. § 0820-01-.02(1) might look like. The responses below should not be viewed as comprehensive, and registrants are urged to contact the Board office for questions that are not addressed in this document. This document is not intended to create any substantive or procedural rights, enforceable by any party in administrative and judicial litigation with the State of Tennessee. The Tennessee Board of Examiners for Architects, Engineers, and Land Surveyors reserves the right to review any plat provided with an application before it on the specific facts of that matter.

1. **Must a plat and written survey legal description provided under Tenn. Comp. R. & Regs. § 0820-01-.02(1) be for a property in Tennessee?**
   No. Tenn. Comp. R. & Regs. § 0820-01-.02(1) does not set out from which jurisdiction the plats must be. As such, the survey may be of a property from another state in which you or the Surveyor in responsible charge is currently licensed.

2. **Does the survey on which the plats are based need to be complicated?**No, Tenn. Comp. R. & Regs. § 0820-01-.02(1) does not set out how complicated the survey must be. In fact, applicants may wish to consider submitting plats be of a non-complicated general property survey (one with five or more sides).

3. **What standard must the plats meet?**

Tenn. Comp. R. & Regs. § 0820-01-.02(a) requires that the plats must meet all current applicable requirements of Chapter 0820-03 (Standards of Practice) and must bear the seal and signature of the supervising registered land surveyor, if the plats were performed under supervision (i.e., the applicant was not licensed in the jurisdiction in which the plats were created). As such, the survey, while it may be of a property from another state, must contain all the required elements, notes, certifications, and other requirements for a general property survey in the State of Tennessee (For Survey Types and Requirements, see Tenn. Comp. R. & Regs. § 0820-03-.07). As noted above, the plat need not be changed to read as if it were performed in Tennessee. The information contained in the required notes may reflect the true information of the actual survey location. For example, if the survey is of a property that lies in XX City, YY County, and ZZ State, the plat may read as such.

4. **Must the plat be stamped/sealed?**

Yes, as stated above, the plat must meet all current applicable requirements for a plat in Tennessee, which includes being marked with the stamp/seal of the supervising registered land surveyor in responsible charge of the plats who supervised you. The plats and descriptions must be accompanied by a detailed narrative of the applicant's role in the performance and production of the two sample plats. The narrative must be signed and marked with the stamp/seal of the supervising registered land surveyor and the applicant's role must be approvable by the Board. These plats shall be in compliance with Tenn. Comp. R. Regs &0820-030.07(1)(a). If the plats are of property in a state which you are actively licensed, you may stamp/seal the plat as the supervising registered land surveyor. In this case, because the plat shall be modified to meet all current applicable requirements for a plat in Tennessee and it should be marked "FOR DEMONSTRATION PURPOSES" or a similar notation to ensure the security of the plat.

5. **Must the Surveyor's Certification meet certain requirements?**

Yes. Tenn. Comp. R. & Regs. § 0820-03-.07(1)(b)7. Sets out the information that must be on the face of the final plat. That rule, in pertinent part, reads as follows:

> 7. A certification on the face of the final Survey Map or Survey Plat as to the category of the survey and the ratio or precision of the unadjusted survey, which shall have the following minimum content:

- Certification as to Category I, II, III, or IV;
- Ratio of Precision of the unadjusted survey;
- Statement that the survey was done in compliance with current

Tennessee Minimum Standards of Practice;

- Signature; and
- Registration number.

6. **Is there a standard for written land descriptions?**

   Yes. Tenn. Comp. R & Regs. § 0820-03-.09 sets out the standard which written land descriptions must follow.

7. **Is there an example of a plat that would comply with the requirements available that I can review?**

   Yes. Below is an example of a (fictitious) plat that the Board has reviewed and complies with the requirements of the Board's rules and laws.

8. **Who should I contact with any questions?**

   Please contact our Board staff at 615-741-3221 prior to submitting a plat or regarding any other matter.

BOUNDARY SURVEY

TN RLS 9999

TURNING ANGLES
LAND SURVEYORS

LAND SURVEYORS
123 MAIN STREET ANYTOWN, TN 38135
Office: 901-123-4567 - Fax 901-987-6543
www.turningangles.com

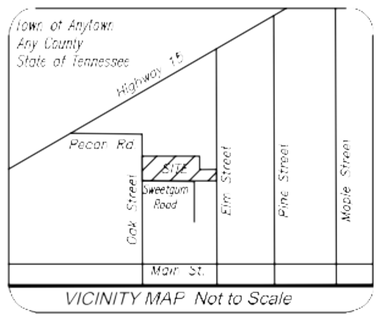
JOHN DOE PROPERTY

Deed Book 1421, Page 133

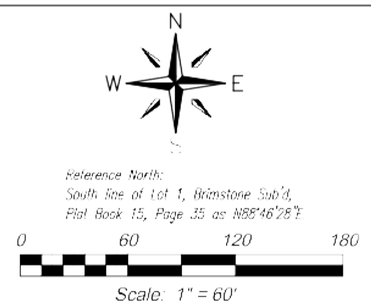
Any County Register's Office, State of Tennessee

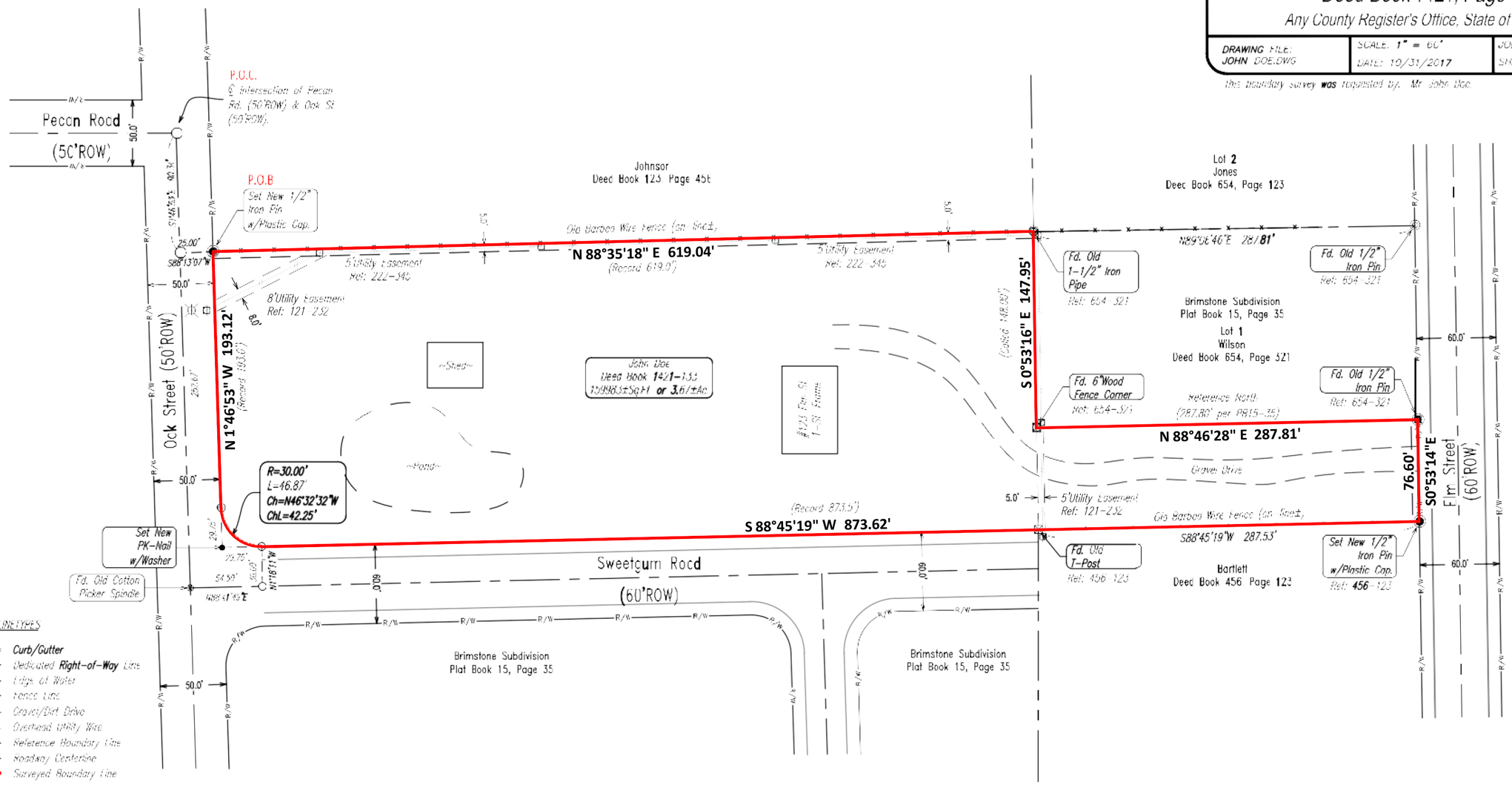
DRAWING FILE: JOHN DOE.DWG	SCALE: 1" = 60' DATE: 10/31/2017	JOB NO. 1234 SHEET 1

This boundary survey **was** requested by: Mr. John Doe.



VICINITY MAP Not to Scale





LEGEND OF SYMBOLS & LINETYPES

- Curb/Gutter
- R/W — Dedicated **Right-of-Way** Line
- Edge of Water
- x — x — Fence Line
- Gravel/Dirt Drive
- Overhead Utility Wire
- Reference Boundary Line
- Roadway Centerline
- Surveyed Boundary Line

P.O.B Point of Beginning
P.O.C Point of **Commencement**
ROW Dedicated **Right-of-Way**
Ref: XXX-YYY Reference is made to recorded instrument in Book XXX, Page YYY.

- 1/2" rebar/pin (as described)
- Cotton Picker Spindle
- Graphical point, nothing found/set unless noted
- Iron Pipe (size indicated)
- PK Nail
- T-Post
- Utility Pole
- Utility Pole with Luminary

Portions of this boundary survey were performed using GPS equipment. Location of found perimeter monuments.

GPS Equipment used: Trimble R10, dual frequency receivers using Real time Kinematic (RTK) methods relative to an Earl Dudley INet base reference receiver.

Locations generated using Real Time Kinematic (RTK) vectors had an Root Mean Square (RMS) of no more 0.04' horizontal.

Distances shown hereon are ground distances.

JOHN Q. SMITH
REGISTERED LAND SURVEYOR
TENNESSEE No. 9999

DEMONSTRATION PURPOSES ONLY

CERTIFICATION OF SURVEY

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 or greater as shown hereon. This survey was done in compliance with current Tennessee Minimum Standards of Practice.

<Signature of Surveyor> October 31, 2017
John Q. Smith, RLS
Date of Plat or Map: October 31, 2017
Tennessee Registered Land Surveyor #9999
123 Main Street Anytown, TN 38135
(901) 123-4567

NOTE: THIS PLAT IS BEING SUBMITTED FOR DEMONSTRATION PURPOSES ONLY TO THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYING.