

193C—11.5 (542B) Plats. A plat shall be drawn for every property survey performed showing information developed by the survey and including the following elements:

11.5(1) The plat shall be drawn to a convenient scale which shall be clearly stated and graphically illustrated by a bar scale on every plat sheet.

11.5(2) The plat shall show the length and bearing of the boundaries of the parcels surveyed. Where the boundary lines show bearing, lengths or locations which vary from those recorded in deeds, abutting plats or other instruments, the following note shall be placed along such lines: “recorded as (show recorded bearing, length or location).”

11.5(3) The plat shall show and identify all monuments necessary for the location of the parcel and shall indicate whether such monuments were found or placed and shall include an accurate description of each monument consisting of size, shape, material type, capped with license number, and color as applicable.

11.5(4) The plat shall be captioned to identify the person for whom the survey was made and the date of the survey and shall describe the parcel as provided in rule 11.4(542B) above.

11.5(5) The plat shall show that record title boundaries, centerlines, and other boundary lines were retraced to monuments found or placed by the surveyor. The surveyor shall retrace those exterior lines of a section that divide a metes and bounds-described parcel of land to determine acreage for assessment and taxation purposes.

11.5(6) The plat shall show that the survey is tied to a physically monumented land line which is identified by two U.S. Public Land Survey System corners or by two physically monumented corners of a recorded subdivision. The plat shall show a distance relationship measured by the surveyor between the two corners on the physically monumented land line. The physically monumented land line shall be germane to the survey of the lot, parcel, or tract.

11.5(7) The plat shall bear the signature of the professional land surveyor, a statement certifying that the work was performed by the surveyor or under the surveyor’s direct personal supervision, the date of signature, and the surveyor’s Iowa license number and legible seal as provided in rule 193C—6.1(542B).

11.5(8) The surveyor shall record every plat and description with the county recorder no later than 30 days after signature on the plat by the surveyor. The 30-day requirement shall not apply to subdivision plats.