

Section C

NSPS CLASSIFICATION AND ACCURACY STANDARDS FOR PROPERTY SURVEYS

Approved 3/12/2002

1. PURPOSE

The purpose of this standard is to prescribe accuracy standards to be used by a professional surveyor (Surveyor) for the execution of property surveys.

2. RELATIVE POSITIONAL ACCURACY

Relative Positional Accuracy of a survey is a value expressed in feet or meters that represents the uncertainty of the location of any point in a survey relative to any other point in the same survey at the 95 percent confidence level. Therefore, it is also the accuracy of the distance between all points on the same survey.

Relative Positional Accuracy may be tested by comparing the relative location of points in a survey as measured by an independent survey of higher accuracy. The test should include both distances and direction. Relative Positional Accuracy may also be tested by the results from a minimally constrained, correctly weighted least square adjustment of the survey.

3. PROCEDURE

The Surveyor shall select the proper equipment and methods necessary to achieve the Acceptable Relative Positional Accuracy required of this standard. The survey work shall be executed in a professional manner by the Surveyor or by personnel under the direct personal supervision of the Surveyor. The Surveyor shall conduct check measurements to assure that the intended accuracy of the survey is achieved.

4. CLASSIFICATION OF SURVEY BY LAND USE

The degree of precision and accuracy necessary for a particular property survey shall be based upon the intended use of the land. If the client does not include information regarding the intended use, the classification of the survey shall be based upon the current use of the land.

The classifications of surveys are as follows:

- a. Urban Surveys - Urban surveys are performed on land lying within or adjoining a city or town, and include commercial and industrial properties, condominiums, townhouses, apartments and other multi-unit developments, regardless of geographic location. All ALTA/ACSM Land Title Surveys are included in this classification.

b. Suburban Surveys - Suburban surveys are performed on land lying outside of urban areas and developed for single family residential use.

c. Rural Surveys - Rural surveys are performed on undeveloped land lying outside of urban and suburban areas such as farms.

5. RELATIVE POSITIONAL ACCURACY

Classification of Survey	Acceptable Relative Positional Accuracy
Urban	0.07 feet (21 mm) plus 50 ppm
Suburban	0.13 feet (40 mm) plus 100 ppm
Rural	0.26 feet (79 mm) plus 200 ppm

Accuracy is given at the 95 percent confidence level.