

**Title 2—DEPARTMENT OF  
AGRICULTURE  
Division 90—Weights, Measures and  
Consumer Protection  
Chapter 60—Missouri Standards for  
Property Boundary Surveys**

**PROPOSED AMENDMENT**

**2 CSR 90-60.020 Definitions.** The department is adding new section (3) and renumbering as necessary.

*PURPOSE: This amendment adds the definition for Epoch Date.*

(1) Condominium Survey—A property boundary survey that creates and defines condominium property in accordance with Chapter 448, RSMo.

(2) Controlling Corners—Those corners that determine the location of the exterior corners of the surveyed boundary.

**(3) Epoch Date – Refers to Reference Epoch Coordinates (RECs): Coordinates estimated by National Geodetic Survey (NGS) for one of the official reference epochs NGS will define (every five (5) or ten (10) years, as currently planned). As these coordinates are computed by NGS they are considered part of the National Spatial Reference System (NSRS).**

~~[(3)]~~(4) Exterior Corners—Corners that define the shape and size of the parcel.

~~[(4)]~~(5) Material Variations—The differences between surveyed lines and lines of possession or measurements called for in the record source of the property being surveyed that are, in the professional judgment of the professional land surveyor, significant enough to warrant particular notice.

~~[(5)]~~(6) Original Survey—A survey which creates a new parcel. Boundary adjustment plats, consolidation plats, riparian plats, lot splits, and minor subdivisions are examples of original surveys.

~~[(6)]~~(7) Physical Monument—Natural or artificial objects which are accepted and used to mark boundaries and corners.

~~[(7)]~~(8) Positional Uncertainty—The positive and negative range of values expected for a computed horizontal position as a result of random errors.

~~[(8)]~~(9) Property Boundary Survey—Any survey that creates, defines, marks, remarks, retraces, or reestablishes the boundaries of parcels of real property or the subdivision of lands.

~~[(9)]~~(10) Property Description—A description of the limits of real property by recitation of metes and bounds or by an aliquot part of the United States Public Land Survey

System or by lot or parcel designation referenced to a subdivision, survey, or other document recorded in the public records.

[(10)](11) Random Errors—Unavoidable errors in measurement that are caused by the inability of the operator to make exact measurements. (Random errors generally follow statistical principles and can be reduced with care in measurement, but can never be completely eliminated).

[(11)](12) Record Title Boundaries—The limits of real property ownership as evidenced and provable by one (1) or more written means of real property transfer and having provided constructive notification by being duly entered into the public records.

[(12)](13) Rural Property—Any property that is not urban property.

[(13)](14) Subdivision—A property boundary survey that partitions land into two (2) or more parcels by platting the divisions of land in accordance with Chapter 445, RSMo.

[(14)](15) Systematic Errors—Errors in measurement that conform to mathematical and physical laws and remain the same under set conditions. Systematic errors are detectible and can be removed by ensuring the proper adjustment of equipment, by applying appropriate corrections to observations, and by using appropriate observation techniques to eliminate the effects of imperfection in equipment manufacture.

[(15)](16) United States Public Land Survey Corners—Those points that determine the boundaries of the various subdivisions of the United States Public Land Survey as set forth in section 60.301(1), RSMo.

[(16)](17) Urban Property—Any property that is located wholly or partly within the corporate limits of any municipality or any commercial, industrial, or multi-unit developmental property.

*AUTHORITY: sections 60.510(7), 60.550, and 448.2-109, RSMo 2016. \* Material in this rule was originally covered in 10 CSR 30-2.020. Original rule filed Dec. 1, 2016, effective June 30, 2017. Amended: Filed Jan. 13, 2022, effective July 30, 2022. Amended: Filed*

*PUBLIC COST: This proposed amendment will not cost state agencies or political subdivisions more than five hundred dollars (\$500) in the aggregate.*

*PRIVATE COST: This proposed amendment will not cost private entities more than five hundred dollars (\$500) in the aggregate.*

*NOTICE TO SUBMIT COMMENTS: Anyone may file a statement in support of or in opposition to this proposed amendment with the Missouri Department of Agriculture, Division of Weights, Measures and Consumer Protection, Land Survey Program, PO Box 937, Rolla, MO 65402, via facsimile at (573)368-2379, or via email at [landsurv@mda.mo.gov](mailto:landsurv@mda.mo.gov). To be considered, comments must be received within thirty (30) days after publication of this notice in the **Missouri Register**. No public hearing is scheduled.*