Chapter 18.20
Monuments and Surveys*

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18.20.010 Survey – Requirements generally.  
A survey of every proposed subdivision and the preparation of preliminary and final plats thereof shall be made by or under the supervision of a registered land surveyor who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. All surveys shall conform to standard practices and principles for land surveying.

18.20.020 Survey – Lot corner marking requirements. Each lot corner, including all controlling corners on the boundaries of the parcel of land being subdivided, shall be marked by a rebar, twenty-four inches in length, or approved equivalent, driven into the ground and capped with the name and license number of the surveyor setting the corner.

18.20.030 Survey – Contiguous to water – Requirements. If any land in a subdivision is contiguous to a body of water, offset points may be set on the side property lines at a safe distance back from the ordinary high-water mark. Property lying beyond the offset points shall be defined by distance along the side property lines extended from the offset points to the thread of the stream. If the thread of a stream lies within a subdivision and forms the boundary of a subdivision or lot, such thread shall be defined by bearings and distances as it exists at the time of the survey or a line shall be shown and dimensioned joining the ends of the side property lines.

18.20.040 Permanent control monuments --Required where Permanent control monuments shall be established at:
   a. The intersection of centerlines of roads within the subdivisions;
   b. The beginning and ends of curves on centerlines;

18.20.050 Permanent control monuments – Within streets – Requirements.  Permanent control monuments within the streets shall be set after the streets are graded. In the event a final plat is approved before streets are graded, the surety deposited to secure grading shall be sufficient to pay the costs estimated by the city engineer of settling such monuments.

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1 For statutory provisions on surveys and permanent monuments in subdivisions, see RCW 58.17.240 --. 250.