



**N.C. Department of Agriculture & Consumer Services**  
N.C. ADFP Trust Fund  
*Conservation Easement Survey Requirements and Checklist*



1. The minimum standards of specification to be observed in the practice of Land Surveying for Rural and Farmland surveys (Class C) in the State of North Carolina are: The linear error of closure shall not exceed one (1) foot per 5,000 feet of the perimeter of the tract of land (1:5,000).

For special circumstances when a survey is needed that is not a Class C survey, the following minimum standards of specification are to be observed:

- a. Urban Land Surveys (Class A) – The linear error of closure shall not exceed one (1) foot per 10,000 feet of the perimeter of the tract of land (1:10,000).
  - b. Suburban Land Surveys (Class B) – The linear error of closure shall not exceed one (1) foot per 7,500 feet of the perimeter of the tract of land (1:7,500).
2. All surveys shall be tied to the North Carolina State Plane Coordinate System NAD83(2011) Feet per the Standards of Practice for Land Surveying in North Carolina, Title 21 NCAC 56.1602(g) and Title 21 NCAC 56.1607, regardless if the property is not within 2,000 feet of a geodetic monument.
  3. The survey must meet all current N.C. recording standards, pursuant to G.S. 47-30, and, if applicable, any recording standards for the county where the property is located.
  4. The stated linear error of closure shall be computed by latitudes and departures, and the closure shall be stated before balancing.
  5. A map shall be prepared of the tracts surveyed and shall be properly and accurately drawn, revealing all the information developed by and during the survey. The size of the map shall be such that all details can be shown clearly.
  6. The certification to be shown on the map shall be in accordance with the example as set forth in the “Manual of Practice for Land Surveying in North Carolina.”
  7. The title block of each map shall contain the type of easement (ADFPTF, ALE, etc.), name of the landowner(s), location, date surveyed, a scale of the drawing, name, address, registration number and seal of the surveyor.
  8. The North arrow shall be accurately positioned and designated as N.C. Grid north.

9. The total acres of land owned by the landowner(s) shall be indicated on the survey. The survey shall indicate where the easement area sits in relation to the entire tract owned by the landowner.
10. The total acres under the Conservation Easement shall be broken down as occurs for:
  - a. Full easement acres under restrictions.
  - b. Farmstead (area included in the easement for farm buildings, storage, shops, etc.)
  - c. Residential Lots (up to three lots if elected by the landowner) are ADFP only easements – homesites, existing residences, etc. in the easement but limited restriction allowing residential living)
11. Property corners shall be adequately identified, marked, and labeled.
12. Two corners of the survey shall have N.C. Grid coordinates (using the current N.C. Grid datum at the time of survey) and be shown on the survey plat.
13. Clear markings of easement boundaries shall be indicated with dark or thicker lines, shading, etc., and clear points of a boundary line change.
14. Courses and distances of boundary lines and other lines shall be lettered neatly thereupon in feet and hundredths of a foot and in degrees, minutes, and seconds, if available.
15. The names of all adjoining owners or utilities bordering on or crossing the premises or tract, the names of the principal and adjoining streams, the names and numbers of roads and highways, easements, ingress and egress, ponds, lake boundaries, and other pertinent details shall be indicated, defined and located on the map if they are visible and cross or form a boundary of the property being surveyed. All control corners, coordinated markers, and permanent markers or monuments on adjoining properties shall be identified and located on the map.
16. Where a boundary of a tract is formed by a curved line, the actual survey data from the point of curvature of the curve to the point of tangency shall be shown on the face of the map. Where a boundary of a tract is formed by a creek or river, offset traverse shall be run and offset points shown on map with reference to boundary points in center of stream as called for in the deed.
17. All easements and encroachments on the property being surveyed shall be accurately located and clearly indicated on the map.

18. The surveyor shall furnish to the ADFPTF a written description for each tract surveyed.
19. The surveyor agrees to fully complete all the surveys herein set out and to furnish the ADFPTF an original copy of each survey together with a written description. Additionally, the surveyor agrees to provide, by e-mail, a DWG file before payment is made. The digital file must be tied to the N.C. State Plane Coordinate System (NAD 83) Grid (georeferenced).
20. The AutoCAD or GIS file should contain a polygon clearly identifying the Boundaries of the Conservation Easement. This requirement is an addition to any line work.
21. Access from the easement area to the state-maintained road must be shown on the survey.
22. The survey must show all access easements over and across the landowner's property to adjoining tracts. If the easement area is less than the landowner's entire tract of land, the survey must show access to the landowner's remaining parcel of land.