

PLAT MAPS AND SURVEYS:

The basis of the review for errors and omissions in calculations and drafting by the County Evaluating Land Surveyor are the established rules set forth by the Montana Subdivision and Platting Act, the Uniform Standards for Monumentation, and the Uniform Standards for Certificates of Survey.

The Land Surveyor will submit two paper “check copies” of Certificates of Survey and Plats AND two copies of the closure report. After receipt of the documents, they will be checked for:

- Errors and omission by the Examining Land Surveyor
- Review from the county land specialist to ensure any land division exemption requests meet the requirements of exemptions found in 76-3-2 M.C.A., the requirements found in 76-3-4 M.C.A., and the standards set in ARM 24.183.1101, 1104, and 1107
- The County sanitarian and planning will review the survey for any sanitation exemption requests found under 76-4 A.R.M

Following review and approval, the “check copies” will be returned to the surveyor for corrections. The surveyor will then submit a “record set” along with the returned “check copies”. The record set consists of two (2) complete mylar copies. The record set is required to include the dated signature and the seal of the surveyor responsible for the survey as well as the signature block for the examining land surveyor. The record set may be 18 inches by 24 inches, or 24 inches by 36 inches overall.

FEEs:

- Examining Land Surveyor review for errors and omission of “Check Copy” - \$100.00
- Examining Land Surveyor review for errors and omission of a Major subdivision (major subdivision being 6 or more lots being created) - \$100.00 plus \$5.00 for each lot
- Recording of final survey (record set) following check copy review- \$25.00 plus \$0.50 for each lot up to 100 lots. \$0.25 for each lot past 100.
- Planning/Sanitation exemption review: \$400

Example: A basic two lot BLA will be \$100 ELS review and \$400 Planning fee for a total of \$500

Recording Fees Effective October 1, 2025

COMMON STANDARD DOCUMENTS RECORDED WITH PLATS/SURVEYS

1. Title Insurance/Platting Certificates - **\$1.00/page**
2. DEQ/Sanitary Restrictions Removed - **\$5.00/document**
3. Noxious Weed Plan - **\$5.00/document**
4. Covenants, Easements, Road Maintenance Agreements, Deeds, Affidavits/Statements - **\$20.00 for first page + \$10.00 per additional page**