

Land Corner Record (LCR)

(Use and Misuse)

When the Survey Recording Act, RCW 58.09, was being considered at legislative hearings in 1972, there was a lot of pushback from large industrial timber companies. The timber companies were, and still are, major landholders with extensive boundaries and they were looking for an exemption. They did not want to record a survey every time they ran a timber cutting line on their boundary. The compromise for them not recording a survey when they recovered or restored a GLO/PLSS corner was the creation of the LCR. This exemption is unofficially referred to as the “Weyerhaeuser amendment”.

The current statute (RCW 58.09.040(2)) reads:

*(2) When a licensed land surveyor, while conducting work of a preliminary nature or other activity that does not constitute a survey required by law to be recorded, replaces, or restores an existing or obliterated **general land office corner**, it is mandatory that, within ninety days thereafter, he or she shall file with the county auditor in the county in which said corner is located a record of the monuments and accessories found or placed at the corner location, in such form as to meet the requirements of this chapter.*

[2010 c 8 § 18003; 1973 c 50 § 4.]

During the implementation of the Recording Act in 1973, the DNR staff at the Bureau of Surveys and Maps (PLSO) promoted the benefit of the LCR to the counties. The Auditors graciously set up a no fee recording for the LCR. As of this writing, as far as we know, all but King County still allow a no fee recording for the LCR.

This brings up the use and misuse of the LCR. As noted in the RCW referenced above, the LCR is only to be used for recording information on the recovery and monumentation of a GLO/PLSS corner. It is not to be used for property corners, plat corners, right-of-way monuments, and other miscellaneous non-GLO/PLSS corners. A review of recently recorded LCRs show that there are several instances of the LCR being used in lieu of an ROS when an ROS would be the appropriate option, and being used to document non-GLO/PLSS monuments that were reset after construction.

With the abuse of the LCR form and the financial pressure on the Auditor’s budgets, the LCR may be a target for implementation of the standard \$73 recording fee as King County did. If that happens the LCR would also be subject to the additional \$64 survey recording surcharge.

The bottom line is that you should only use an LCR for GLO/PLSS corners. The authorized LCR form is set by DNR, available on the PLSO website, and is not to be altered or changed. All other corner recoveries that need documentation should be recorded as an ROS.