



**COMMONWEALTH of VIRGINIA**  
**Department of Professional and Occupational Regulation**

Ralph S. Northam  
Governor

Brian Ball  
Secretary of  
Commerce and Trade

July 11, 2018

Randy Smith, S.I.T.  
City of Virginia Beach  
Department of Public Works, Engineering Group  
2405 Courthouse Drive  
Virginia Beach, VA 23456

Dear Mr. Smith:

Thank you for your inquiry. Your questions were reviewed at the Professional Engineers and Land Surveyors (PE/LS) Section of the Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects (APELSCIDLA) meeting on May 8, 2018, and by the full Board at the June 13, 2018 meeting. The Virginia Administrative Code was reviewed in light of your question regarding 18VAC10-20-370. C.5, "What is the minimum size of the parcel before you should survey the entire parcel?" The regulation addresses MINIMUM requirements for the newly created parcel. They do not specify a minimum parcel size requirement as to when the entire parcel must be surveyed - rather leaves this to the surveyor's judgment. Localities may impose stricter requirements than those in the Virginia Administrative Code in which case the surveyor must comply.

The background intent of this code section was to allow for an out-conveyance or small lot out of a significantly larger parcel. The goal was reducing financial hardship on individuals; imagine something similar to a 5 acre cut out of several hundred acre farm. It was not generally intended for the applications you described; however, there are no specific limits in the existing code section.

In response to your question about 18VAC10-20-370.C.4: C.4 states for any boundary survey, the completion of the work product will be monumentation of corners with permanent material, etc. and all boundaries for any division or partition of land shall be monumented. 18VAC10-20-370. D.2.q states that all monuments found and set shall be described on the plat. C.4 further states that where it is not physically feasible to set actual corners, appropriate reference monuments shall be set and shown on the plat or map. The intent of C.5 is that the surveyor will at the minimum reestablish, validate, and monument the entire lines of the parent tract -to which the new division is a portion thereof. C.5 is stating for a division, in lieu of the entire parcel being surveyed, the entirety of the new division including any new corners falling on existing property lines shall be monumented and those affected existing lines being monumented (by recovery or re-establishment) as well.

If you have any questions, please feel free to contact me at (804) 367-8514.

Sincerely,

APELSCIDLA Board

A handwritten signature in black ink that reads "Kate Nosbisch".

Kathleen R. (Kate) Nosbisch  
Executive Director

KN/bd