

JUSTIFICATION: All lot corners must be set by a professional land surveyor and plat recorded before lots can be sold. See some sections of Idaho Code below:

54-1227. SURVEYS -- AUTHORITY AND DUTIES OF PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL ENGINEERS. Every registered, professional land surveyor is hereby authorized to make land surveys relating to the sale or subdivision of lands, the retracing or establishing of property or boundary lines, public roads, streets, alleys, or trails; and **it shall be the duty of each registered professional land surveyor, whenever making any such land survey, to set permanent and reliable monuments, the minimum size of which shall be one-half (1/2) inch in least dimension and two (2) feet long iron or steel rod unless special circumstances preclude use of such monument; and such monuments must be permanently marked with the registration number of the professional land surveyor responsible for placing the monument.**

54-1229. LEGAL SURVEY OF LAND. No survey of land, or plat or subdivision shall be legal unless made by or under the responsible charge of a professional land surveyor. All land surveys made under the authority of the state, or of any county, town, city or village within the state, must be performed by a professional land surveyor.

50-1303. SURVEY -- STAKES AND MONUMENTS -- ACCURACY. The centerline intersections and points where the centerline changes direction on all streets, avenues, and public highways and all points, witness corners and reference monuments on the exterior boundary where the boundary line changes direction shall be marked with monuments either of concrete, galvanized iron pipe, aluminum pipe, iron or steel rods or other suitable monument approved by the county surveyor; if concrete be used they shall not be less than six (6) inches by six (6) inches by twenty-four (24) inches or in the case of public highways the size of a state standard right-of-way monument, and be magnetically detectable; if galvanized iron pipe be used they shall not be less than one (1) inch in diameter and thirty (30) inches long; if aluminum pipe be used they shall not be less than one (1) inch in diameter and thirty (30) inches long, and be magnetically detectable; and if iron or steel rods be used they shall not be less than five-eighths (5/8) of an inch in least dimension and thirty (30) inches long. Points shall be plainly and permanently marked upon monuments so that measurements may be taken to them to within one-tenth (1/10) of a foot. **All lot corners, witness corners, and reference monuments for lot corners shall be marked with monuments of either galvanized iron pipe, not less than one-half (1/2) inch in diameter, or iron or steel rods, not less than one-half (1/2) inch in least dimension and two (2) feet long or other suitable monument approved by the county surveyor. All monuments set shall be magnetically detectable and shall be permanently marked with the registration number of the professional land surveyor in responsible charge.** ...The survey for any plat shall be conducted in such a manner to produce an unadjusted mathematical error of closure of not less than one (1) part in five thousand (5,000).

50-1316. PENALTY FOR SELLING UNPLATTED LOTS. Any person who shall dispose of or offer for sale any lots in any city or county until the plat thereof has been duly acknowledged and recorded, as provided in sections 50-1301 through 50-1325, shall forfeit and pay one hundred dollars (\$100) for each lot and part of a lot sold or disposed of or offered for sale.