

[Standard Work Categories](#) anticipated for these services may include:

215 Land Surveying (ROW)

A. OVERVIEW

The consultant will provide specified right of way survey services in support of roadway, bridge, and other NDOT projects. The services required for right of way survey may include, but are not limited to, the following:

1. The Consultant shall perform all record research pertinent to completing the Right of Way survey. This includes, but is not limited to, NDOT highway right of way plans and the appropriate County survey records. This shall include the record history and measurements to all section corners, quarter corners, recorded center of sections, recorded applicable sixteenth corners and lot and block corners required to determine ownership lines for the acquisition of new right of way. The research for all section and quarter corners shall include a record history sufficient to substantiate the acceptance of said corners.
2. Locate all section corners, quarter corners, recorded center of sections, recorded applicable sixteenth corners and lot and block corners required to determine ownership lines for the acquisition of new right of way and establish coincidence of these corners to the project control.
 - a. The consultant shall locate or reestablish and provide measurements to all section corners, quarter corners, recorded center of sections and recorded sixteenth corners applicable to the project and establish coincidence of these corners to the project's coordinate control. In urban areas the Consultant shall locate existing lot corners and block corners along the project to determine existing right of way limits of the street, existing right of way limits and the right of way of intersecting streets. This work shall be conducted by a Nebraska Professional Land Surveyor with 10 or more years of experience surveying in Nebraska and be performed in accordance with the Land Surveyors Regulation Act in effect at the time of this survey and be done in coincidence with the project coordinate control.
 - b. The Consultant shall make every effort to contact the landowners, or their representatives, prior to entering private property.

- c. The Consultant shall coordinate with the appropriate County Surveyor for the reestablishment of lost or obliterated corners perpetuated in the government land office survey. If the corners are not perpetuated by the County Surveyor then said County Surveyor shall approve of the methods used to determine the location of these corners. When original government corners are restored by the consultant the survey shall bear the County Surveyor's signature and seal.
 - d. When mechanical means, such as a backhoe or road grader, are necessary to complete a reasonable search for a corner the Consultant shall contact the respective County personnel for assistance. If said county personnel is uncooperative the Consultant will contact NDOT for possible assistance. The rental of the equipment by the Consultant shall be the last resort.
3. File the completed survey with the Nebraska State Surveyors office and submit the required deliverables to NDOT.

B. QUALIFICATIONS, KNOWLEDGE AND EXPERIENCE

- 1. The services must be provided under the direction of a Nebraska licensed surveyor who is experienced with the specified types of survey work to be performed under this agreement.
- 2. The consultant shall have knowledge of and follow, when applicable:
 - a. The Land Surveyors Regulation Act in effect at the time of the survey.
 - b. Local, State and federal laws and regulations pertaining to the practice of surveying
 - c. Nebraska Department of Transportation, Roadway Design Division Procedure for Preliminary Surveys
 - d. Nebraska Department of Transportation Survey Crew Traffic Control Policy
 - e. Nebraska Department of Transportation "Instructions to Flaggers"
 - f. Nebraska Department of Transportation Employee Safety Manual
 - g. Nebraska State Plane Coordinate System Datum Adjustment Computations Lambert Conformal System
 - h. Manual on Uniform Traffic Control Devices
- 3. Before surveying on Railroad Property, the consultant's personnel shall complete a Railroad approved safety course.
- 4. Before surveying on the project, the consultant's personnel shall possess an NDOT flagger certification card.

C. SOFTWARE AND EQUIPMENT REQUIREMENTS

1. All equipment and supplies required for the work will be provided by the Consultant. The survey and data gathering equipment used by the consultant must be capable of producing a final survey file compatible with Open Roads Designer – Connect Edition 2023 or later (the State's design software). Files must also adhere to the State's drafting procedures, guidelines, and file naming conventions. All surveys will be completed using NDOT's feature code library which will be provided to the Consultant by NDOT.
2. When applicable, all surveys shall be made by real time kinematic methods using Global Positioning System (GPS) technologies tied to the Nebraska State Coordinate System, unless prior alternate methods are approved by NDOT. In areas where GPS signals cannot be obtained, conventional methods will be used.

D. EXPECTATIONS FOR THE DELIVERABLES

1. All surveys shall be completed in accordance with the Nebraska Department of Transportation, Roadway Design Division Procedure for Preliminary Surveys and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.
2. Electronic copies of all survey data will be provided to NDOT. Copies may include but not necessarily be limited to:
 - a. Electronic Files: Data Collector files, MicroStation/ORD files, including topographic drawings, Report of Utility Survey Status, Drainage Structure Sheets, Control Point Tie Sheets if temporary control is established, survey notes, etc.
3. NDOT will review all data submitted for conformance to NDOT standards and to the parameters set out in the Task Orders. Necessary revisions based on NDOT review comments will be provided by the Consultant.
4. Work will be performed at the location(s) identified, and within the established schedule, in each Task Order Scope of Services.
5. Survey work will be used to complete designs, construction plans, right of way plans and other documents to be used for NDOT projects.
6. A signed and sealed Survey Plat with both measured and recorded distances between all corners found or reestablished and suitable for filing with the State Surveyor's office.
7. All corner ties which shall include a sufficient record history to substantiate the acceptance of said corners.
8. Copies, or a pdf file, of all record research acquired for the survey in an organized format for review.
9. A survey report which, at a minimum, shall describe any issues with "multiple monuments" at corner locations that may occur.
10. State Plane (unmodified) coordinates for all corners found or reestablished in a digital Excel spreadsheet.

E. ACCURACIES

1. The Right of Way Survey shall be performed in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.