

SENATE BILL No. 733

December 13, 2017, Introduced by Senators ZORN, HERTEL, KNEZEK and PROOS and referred to the Committee on Local Government.

A bill to amend 1970 PA 132, entitled

"An act to provide for the filing of surveys in the office of the register of deeds relative to land divisions; and to prescribe the conditions of the survey,"

by amending section 3 (MCL 54.213), as amended by 1992 PA 183.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 3. (1) The **SURVEY** map **UNDER SECTION 1** shall be prepared
2 on durable white paper 8-1/2 inches wide by 14 inches long. Lines
3 on a map shall be made with nonfading black ink on a scale of not
4 more than 500 feet to an inch. ~~the~~**THE** scale shall be shown on the
5 map. The map may instead be prepared on tracing cloth or paper, ~~and~~
6 **IN WHICH CASE** a true scale reproduction of the map pursuant to the
7 records ~~media~~**REPRODUCTION** act, ~~may~~**1992 PA 116, MCL 24.401 TO**
8 **24.406, SHALL** be recorded. The map shall ~~include~~**MEET** all of the
9 following **REQUIREMENTS**:

10 (a) ~~A~~**INCLUDE A** certificate signed and sealed by the licensed

1 ~~land~~ **PROFESSIONAL** surveyor who surveyed and mapped the parcel or
 2 parcels. ~~THE CERTIFICATE SHALL MEET ALL OF THE FOLLOWING~~
 3 **REQUIREMENTS:**

4 (i) **BE** typed, lettered, or reproduced legibly with nonfading
 5 ink. ~~giving~~

6 (ii) **GIVE** a clear, concise description of the land surveyed by
 7 bearings and distances, commencing with ~~some~~ **A** corner marked and
 8 established in the United States ~~public land survey,~~ **PUBLIC LAND**
 9 **SURVEY**, or reestablished in accordance with accepted methods. ~~The~~
 10 ~~certificate shall also include~~

11 (iii) **INCLUDE** the ratio of closure of latitudes and
 12 departures, which shall be within limits accepted by the ~~profession~~
 13 ~~of land~~ **PRACTICE OF PROFESSIONAL** surveying. ~~and certification~~

14 (iv) **INCLUDE CERTIFICATION** by the licensed ~~land~~ **PROFESSIONAL**
 15 surveyor that the requirements of this section have been met.

16 (b) ~~The~~ **INCLUDE THE** exterior boundaries of the land surveyed
 17 and divided, together with the line or lines leading to the United
 18 States ~~public land survey~~ **PUBLIC LAND SURVEY** corner, or corners,
 19 from which the land is described. A boundary along a lake or stream
 20 shall be defined by a meander line connecting the side boundaries
 21 of the parcel. If a lot in a recorded subdivision is divided, the
 22 exterior boundaries of the lot surveyed and divided shall be
 23 referenced to existing lot corners and the controlling monuments
 24 used for that survey.

25 (c) If the boundary of the parcel follows or parallels a
 26 section line, ~~the~~ **ALL OF THE FOLLOWING REQUIREMENTS:**

27 (i) **THE** section line shall be defined at its extremities by a

1 corner established in the United States ~~public land survey~~ **PUBLIC**
 2 **LAND SURVEY** or reestablished pursuant to accepted methods.

3 (ii) Each corner of the United States ~~public land survey~~
 4 **PUBLIC LAND SURVEY** shall be duly witnessed to a permanent object.
 5 ~~and the~~

6 (iii) **THE MAP SHALL INDICATE THE** kind of object, ~~and the~~
 7 bearings and distances to it, ~~together with~~ **THE OBJECT, AND** the
 8 kind and material of monumentation marking the corner. ~~, shall be~~
 9 ~~shown on the map.~~

10 (d) A curved boundary or a curved highway, street, or lot
 11 line, if the curve is contained within the line, shall be defined
 12 by the points of curvature and tangency and compound curvature,
 13 central angle, length of arcs, degree of curvature, and length and
 14 bearing of the long chord, or, if the curve is only partially
 15 contained within the line, by the length of arc along the curve,
 16 degree of curvature, and length and bearing of the short chord, or
 17 by traverse courses and distances if the curve is not regular.

18 (e) If an exterior boundary line shows a bearing or length
 19 that varies from that recorded in an abutting plat or certified
 20 survey, the following note shall be placed along the line "recorded
 21 as (show bearing or length or both)".

22 (F) **INCLUDE ALL OF THE FOLLOWING:**

23 (i) ~~(f)~~—The length and bearing of each line.

24 (ii) ~~(g)~~—The exact width of each street, highway, alley, and
 25 easement.

26 (iii) ~~(h)~~—The distance on a boundary or lot line from the
 27 point of intersection with a meander line to **THE** apparent ordinary

1 ~~high water~~ **HIGH-WATER** line of Great Lakes waters and to the water's
2 edge of inland lakes and streams.

3 (iv) ~~(i)~~—A north point properly located.

4 (2) ~~Certified~~ **THE REGISTER OF DEEDS SHALL ACCEPT CERTIFIED**
5 survey maps prepared pursuant to this section ~~shall be accepted,~~
6 upon payment of the regular fee ~~schedule~~ as provided in section
7 2567(1)(a) of the revised judicature act of 1961, ~~Act No. 236 of~~
8 ~~the Public Acts of 1961, being section 600.2567 of the Michigan~~
9 ~~Compiled Laws, shall be numbered consecutively by the register of~~
10 ~~deeds, shall be recorded~~ **1961 PA 236, MCL 600.2567. THE REGISTER OF**
11 **DEEDS SHALL CONSECUTIVELY NUMBER THE MAPS AND RECORD THEM** in bound
12 volumes ~~,~~ or in a manner adapted to a system of preserving records
13 pursuant to the records ~~media~~ **REPRODUCTION** act, ~~and~~ **1992 PA 116,**
14 **MCL 24.401 TO 24.406. THE MAPS SHALL BE** known as the "certified
15 survey maps of county", and shall become a part of
16 the land records of the county. ~~A separate card file shall be kept~~
17 ~~showing by section, township, and range and also by title of~~
18 ~~recorded plat if a resurvey within such plat, the designating~~
19 ~~number, liber, and page of the certified maps filed in the bound~~
20 ~~volume, or other record.~~

21 ~~—— (3) If a certified survey map is recorded pursuant to this~~
22 ~~section, the parcels of land in the map may be described with a~~
23 ~~supplemental reference to the number of the survey, the volume and~~
24 ~~page where recorded, and the name of the county, for all purposes,~~
25 ~~including assessment, taxation, devise, descent, and conveyance.~~

26 Enacting section 1. This amendatory act takes effect 90 days
27 after the date it is enacted into law.