

CERTIFIED SURVEYS
Act 132 of 1970

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.

History: 1970, Act 132, Eff. Apr. 1, 1971.

The People of the State of Michigan enact:

***** 54.211 THIS SECTION IS AMENDED EFFECTIVE SEPTEMBER 18, 2018: See 54.211.amended

54.211 Certified copy of survey; recordation; exemptions.

Sec. 1. (1) Whenever lands are surveyed into 4 parcels or less, or a greater number when such parcels are of 10 acres or more, or any boundary survey where permanent corners are monumented, a certified copy may be recorded in the office of the register of deeds in the county in which the land is situated, if such survey meets the requirements of this act.

(2) If a survey is made for the purposes of describing the parcel in a conveyance of title, a certified copy of that survey shall be recorded at the time of recording the conveyance of title with the register of deeds in the county in which the land is situated. The requirements of this act are in addition to Act No. 288 of the Public Acts of 1967, as amended, being sections 560.101 to 560.923 of the Compiled Laws of 1948. Land platted in accordance with Act No. 288 of the Public Acts of 1967, as amended, or land previously surveyed and recorded and for which no change in boundary description is made from a previously recorded survey need not be recorded. Surveys solely for mortgage certificate purposes need not be recorded.

History: 1970, Act 132, Eff. Apr. 1, 1971;—Am. 1972, Act 280, Eff. Jan. 1, 1973.

Compiler's note: In the second sentence of subsection (2), the reference to "sections 560.101 to 560.923 of the Compiled Laws of 1948" evidently should read "sections 560.101 to 560.293 of the Compiled Laws of 1948."

***** 54.211.amended THIS AMENDED SECTION IS EFFECTIVE SEPTEMBER 18, 2018 *****

54.211.amended Certified copy of survey; recordation; exemptions.

Sec. 1. (1) If lands are surveyed into parcels under sections 108 to 109b of the land division act, 1967 PA 288, MCL 560.108 to 560.109b, or any boundary survey where permanent corners are monumented, the professional land surveyor who prepared the survey shall record a certified copy in the office of the register of deeds in the county in which the land is situated.

(2) If a survey is made for the purposes of describing a parcel in a conveyance of title or describing a parcel as created in a lease for a year or more, a certified copy of that survey shall, within 90 days after the delivery of the survey to the professional land surveyor's client, be filed for recording with the register of deeds in the county in which the land is situated. The requirements of this act are in addition to those of the land division act, 1967 PA 288, MCL 560.101 to 560.293. Land platted under that act, or land previously surveyed and recorded and for which no change in boundary description is made from a previously recorded survey, need not be recorded.

History: 1970, Act 132, Eff. Apr. 1, 1971;—Am. 1972, Act 280, Eff. Jan. 1, 1973;—Am. 2018, Act 193, Eff. Sept. 18, 2018.

54.212 Performance of survey; preparation of map; permanent markers for corners.

Sec. 2. (1) The survey shall be performed and the map prepared by a land surveyor licensed in this state.

(2) All corners shall be monumented in the field with permanent markers which possess a magnetic field unless previously monumented with iron stakes, capped with some device legibly showing the license number of the licensed land surveyor placing them, and shall include points of intersection of boundary or lot lines with highways, streets, alleys, section lines, and meander lines, and corners of the United States public land survey from which the parcel or parcels are described.

History: 1970, Act 132, Eff. Apr. 1, 1971;—Am. 1988, Act 24, Imd. Eff. Feb. 25, 1988.

***** 54.213 THIS SECTION IS AMENDED EFFECTIVE SEPTEMBER 18, 2018: See 54.213.amended

54.213 Map; requirements.

Sec. 3. (1) The map shall be prepared on durable white paper 8-1/2 inches wide by 14 inches long. Lines on a map shall be made with nonfading black ink on a scale of not more than 500 feet to an inch the scale

shall be shown on the map. The map may instead be prepared on tracing cloth or paper, and a true scale reproduction of the map pursuant to the records media act may be recorded. The map shall include all of the following:

(a) A certificate signed and sealed by the licensed land surveyor who surveyed and mapped the parcel or parcels, typed, lettered, or reproduced legibly with nonfading ink, giving a clear concise description of the land surveyed by bearings and distances, commencing with some corner marked and established in the United States public land survey, or reestablished in accordance with accepted methods. The certificate shall also include the ratio of closure of latitudes and departures, which shall be within limits accepted by the profession of land surveying, and certification by the licensed land surveyor that the requirements of this section have been met.

(b) The exterior boundaries of the land surveyed and divided, together with the line or lines leading to the United States public land survey corner, or corners, from which the land is described. A boundary along a lake or stream shall be defined by a meander line connecting the side boundaries of the parcel. If a lot in a recorded subdivision is divided, the exterior boundaries of the lot surveyed and divided shall be referenced to existing lot corners and the controlling monuments used for that survey.

(c) If the boundary of the parcel follows or parallels a section line, the section line shall be defined at its extremities by a corner established in the United States public land survey or reestablished pursuant to accepted methods. Each corner of the United States public land survey shall be duly witnessed to a permanent object and the kind of object and the bearings and distances to it, together with the kind and material of monumentation marking the corner, shall be shown on the map.

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

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

(f) The length and bearing of each line.

(g) The exact width of each street, highway, alley, and easement.

(h) The distance on a boundary or lot line from the point of intersection with a meander line to apparent ordinary high water line of Great Lakes waters and to the water's edge of inland lakes and streams.

(i) A north point properly located.

(2) Certified survey maps prepared pursuant to this section shall be accepted, upon payment of the regular fee schedule as provided in section 2567(1)(a) of the revised judicature act of 1961, Act No. 236 of the Public Acts of 1961, being section 600.2567 of the Michigan Compiled Laws, shall be numbered consecutively by the register of deeds, shall be recorded in bound volumes, or in a manner adapted to a system of preserving records pursuant to the records media act, and known as the "certified survey maps of county", and shall become a part of the land records of the county. A separate card file shall be kept showing by section, township, and range and also by title of recorded plat if a resurvey within such plat, the designating number, liber, and page of the certified maps filed in the bound volume, or other record.

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

History: 1970, Act 132, Eff. Apr. 1, 1971;—Am. 1988, Act 24, Imd. Eff. Feb. 25, 1988;—Am. 1992, Act 183, Imd. Eff. Oct. 5, 1992.

***** 54.213.amended THIS AMENDED SECTION IS EFFECTIVE SEPTEMBER 18, 2018 *****

54.213.amended Map; requirements.

Sec. 3. (1) The survey map under section 1 shall be prepared on durable white paper 8-1/2 inches wide by 14 inches long. Lines on a map shall be made with nonfading black ink on a scale of not more than 500 feet to an inch. The scale shall be shown on the map, and a true scale reproduction of the map pursuant to the records reproduction act, 1992 PA 116, MCL 24.401 to 24.406, shall be recorded. The map shall meet all of the following requirements:

(a) Include a certificate signed and sealed by the licensed professional surveyor who surveyed the parcel or parcels. The certificate shall meet all of the following requirements:

(i) Be typed, lettered, or reproduced legibly with nonfading ink.

(ii) Give a clear, concise description of the land surveyed by bearings and distances, commencing with a

corner marked and established in the United States Public Land Survey, or reestablished in accordance with accepted methods.

(iii) Include the relative positional precision of each corner, which shall be within limits accepted by the practice of professional surveying.

(iv) Include certification by the licensed professional surveyor that the requirements of this section have been met.

(b) For land not included in a platted subdivision or condominium, include the exterior boundaries of the land surveyed and divided, together with the line or lines leading to the United States Public Land Survey corner, or corners, from which the land is described. A boundary along a lake or stream shall be defined by a meander line connecting the side boundaries of the parcel. If a lot in a recorded platted subdivision is surveyed or divided, the exterior boundaries of the lot surveyed and divided shall be referenced to existing lot corners and the controlling monuments used for that survey.

(c) If the boundary of the parcel follows or parallels a section line, all of the following requirements:

(i) The section line shall be defined at its extremities by corners established in the United States Public Land Survey or reestablished pursuant to accepted methods or protracted corners monumented under the state survey and remonumentation act, 1990 PA 345, MCL 54.261 to 54.279.

(ii) Each corner of the United States Public Land Survey shall be duly witnessed under the corner recordation act, 1970 PA 74, MCL 54.201 to 54.210d.

(iii) The map shall indicate the kind of object, the bearings and distances to the object, and the kind and material of monumentation marking the corner.

(d) A curved boundary or a curved highway, street, or lot line, shall be defined as follows:

(i) If the curve is contained within the line, by the points of curvature and tangency and compound curvature, central angle, length of arcs, radius, and length and bearing of the long chord.

(ii) If the curve is only partially contained within the line, by the length of arc along the curve, radius, and length and bearing of the short chord.

(iii) If the curve is not regular, by traverse courses and distances.

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

(f) Include all of the following:

(i) The length and bearing of each line.

(ii) The exact width of each street, highway, alley, and easement.

(iii) The distance on a boundary or lot line from the point of intersection with a meander line to the apparent ordinary high-water line of Great Lakes waters and to the water's edge of inland lakes and streams.

(iv) A north arrow properly oriented.

(2) The register of deeds shall accept certified survey maps prepared pursuant to this section upon payment of the regular fee as provided in section 2567(1)(a) of the revised judicature act of 1961, 1961 PA 236, MCL 600.2567. The register of deeds shall consecutively number the maps and record them in bound volumes or in a manner adapted to a system of preserving records pursuant to the records reproduction act, 1992 PA 116, MCL 24.401 to 24.406. The maps shall be known as the "certified survey maps of county", and shall become a part of the land records of the county. The register of deeds shall keep a separate card file or electronic file of the county land records system. The file shall be indexed within the land records system. The file shall specify the unique identifying number or liber and page of the recorded surveys in the bound volume or other record. The specification shall be by section, township, and range and, if the map is a resurvey within the plat, by title of the recorded plat.

History: 1970, Act 132, Eff. Apr. 1, 1971;—Am. 1988, Act 24, Imd. Eff. Feb. 25, 1988;—Am. 1992, Act 183, Imd. Eff. Oct. 5, 1992;—Am. 2018, Act 193, Eff. Sept. 18, 2018.