LAND SURVEY ACT 132 of 1970 as AMENDED REVIEW

Oakland County MI. Plat Engineering/Validation

Documentation Checklist		
SURVEY MAP REQUIREMENTS for Recording [R54.213 Sec. 3]		
The survey map shall be prepared on durable white paper 8 ½ inches wide by 14 inches long. [Sec. 3 (1)]		
• Lines on the map shall be made with non-fading ink on a scale of not more than 500 feet to an inch. [Sec. 3 (1)]		
• 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 24.206, shall be recorded. [Sec. 3 (1)]		
Include a certificate signed and sealed by the licensed professional surveyor who surveyed the parcel or parcels. [Sec. 3 (1) (a)] (Original Seal and Signature)		
■ Be typed, lettered, or reproduced legibly with nonfading ink. [Sec. 3 (1) (a) (i)]		
Give 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 re-established in accordance with accepted methods. [Sec. 3 (1) (a) (ii)]		
 Include the relative positional precision of each corner, which shall be within limits accepted by the practice of professional surveying. [Sec. 3 (1) (a) (iii)] (Basis of Bearing) 		
 Include clarification by the licensed professional surveyor that the requirements of this section have been met. [Sec. 3 (1) (a) (iv)] (Survey Certificate) 		
For land not included in a platted subdivision or condominium, include the exterior boundaries of the land surveyed and divided, together with the line of lines leading to the United States Public Land Survey corner, or corners, from which 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. [Sec. 3 (1) (b)] (Unplatted land shall be referenced to a section corner, Lots or Units shall be referenced to existing controlling monuments within plat of condominium.)		
> If the boundary of a parcel follows or parallels a section line, all the following requirements: [Sec. 3 (1) (c)]		
■ The section line shall be defined at its extremities by corners established in the United State 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. [Sec. 3 (1) (c) (i)] (Show both section corners for described section line.)		
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 [Sec. 3 (1) (c) (ii)] (All shown section corners shall describe witness distance and angle location, or reference LCRC where such information may be retrieved.)		
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. [Sec. 3 (1) (c) (iii)] (ID symbology on monuments; i.e. Found Iron, Set Iron, Conc, Mon. Pipe, etc. May be shown on legend or abbreviated next to symbol.)		

>	A curved boundary or a curved highway, street, or lot line, shall be defined as follows: [Sec. 3 (1) (d)]	
	If a curve is contained within the line, by points of curvature and tangency and compound curvature, central angle, length of arcs, radius, and length of bearing of long chord. [Sec. 3 (1) (d) (i)]	
	 If the curve is only partially contained within the line, by the length of the arc along the curve, radius, and length and bearing of the short curve. [Sec. 3 (1) (d) (ii)] 	
	 If the curve is not regular, by traverse courses and distances. [Sec. 3 (1) (d) (iii)] 	
>	If an exterior boundary line shows a bearing of 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). [Sec. 3 (1) (e)] (Measurements the differ from previously recorded, show Recorded (R), Measured (M), or Calculated (C))	
>	Include all the following: [Sec. 3 (1) (f)]	
	The length and bearing of each line. [Sec. 3 (1) (f) (i)]	
	• The exact width of each street, highway, alley, and easement. [Sec. 3 (1) (f) (ii)]	
	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 the Great Lakes waters and to the water's edge of inland lakes and streams. [Sec. 3 (1) (f) (iii)] Traverse line around lakes , streams, wetlands etc. with +/- distances from set point to water's edge.)	
	A north arrow properly oriented. [Sec. 3 (1) (f) (iv)]	