

Act 132 of 1970

Surveying Engineering Dept.
Ferris State University



RCB

Act 132

- To provide for filing of surveys in the office of the register of deeds to land divisions; and to prescribe the conditions of the survey



Act 132

- Certified copy of survey may be recorded when
 - Lands are surveyed into 4 parcels or less
 - More than 4 parcels when parcels ≥ 10 ac
 - Boundary survey were permanent corners are monumented
- Certified copy shall be recorded when
 - Purpose of survey is describing parcel in a conveyance of title

Act 132

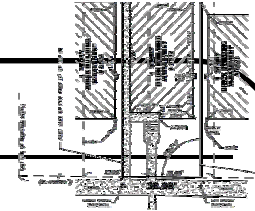
- Exceptions
 - Land platted in accordance with PA 288 of 1967, as amended
 - Land previously surveyed on recorded and for which no change in boundary from previously recorded survey is made
 - Surveys solely for mortgage certificate purposes



Act 132 – Survey Requirements

- Survey performed and map prepared by Professional Surveyor in the state
- Corner monuments – possess magnetic field unless previous monumented
- Monuments capped showing license number of PS
- Monuments at intersection of boundary or lot lines with highways, streets, alleys, section lines, & mender lines, and corners of PLSS from which parcel or parcels are described

Act 132 – Map Requirements



- Durable white paper: 8 ½" x 14"
- Lines – nonfading black ink
- Scale no more than 1" = 500'
- Scale shown on map
- Certificate signed & sealed by PS
- Clear concise description
 - Start with some corner marked & established/reestablished in PLSS
 - Ratio of closure of latitudes & departures – within limits of profession
 - Certification that requirements of law met

Act 132 – Map Requirements

- Exterior boundaries of land along with lines leading to PLSS corner(s)
- If lot in recorded subdivision – exterior boundary referenced to existing lot corners & controlling monuments
- If boundary follows/parallels section line – line will be defined at ends by PLSS corner
 - Each corner duly witnessed to permanent object with kind of object and bearing and distance shown on map

Act 132 – Map Requirements

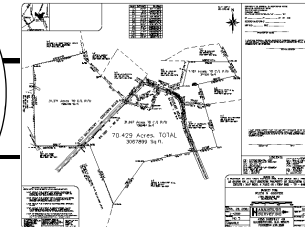
- Curved boundary – shall be defined by PC, PT, PCC, central angle, length of arc, degree of curvature, length and bearing of long chord
- If boundary line shows bearing/length different from recorded abutting plats or certified surveys, note shall be placed along line “recorded as (show bearing or length or both)”



Act 132 – Map Requirements

- Length/bearing of each line
- Exact width of each street, highway, alley, easement
- Distance on boundary/lot line from point of intersection with meander line to apparent ordinary high water line of Great Lakes and to water's edge of inland lakes & streams
- North arrow

Administrative Rules



- Accuracy of Survey
 - Boundary surveys made to delineate, monument, define, or redefine property boundaries and limits shall be performed with an error of closure not greater than 1 unit for each 5,000 units measured or stated. Linear errors of closure up to 0.15 feet shall be deemed appropriate on parcels of less than 750 feet total perimeter length.

Administrative Rules

- The information contained on a survey and drawing to be filed under Act No. 132 of the Public Acts of 1970, as amended shall include all of the following items:
 - A drawing that includes the graphical and numerical scale used.
 - A north arrow.
 - Identification of all government corners and related witnesses.
 - A description as required by section 3(a) of Act No. 132 of the Public Acts of 1970, as amended
 - A statement of the manner of bearing determination.
 - A certificate of survey shall bear the surveyor's original signature and seal.

Certificate of Survey Filing Requirement of Act

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON _____ 19____ AND THAT ALL OF THE REQUIREMENTS OF PA 132, 1970 HAVE BEEN MET.

SIGNATURE

LICENSED PROFESSIONAL SURVEYOR NO.

SEAL

**P.A. 132 of 1970, As Amended
Certified Survey
Checklist**

The following items must all be checked in order for the survey to comply with and be recordable under P.A. 132.
NOTE: Numbers in [] refer to Act Section or Administrative Rule Number.

A. Materials

___ 1. Prepared on durable white paper, tracing paper or cloth, true scale photostat or microfilm record. [Sec. 3]

___ 2. 8.5 inches wide by 14 inches long [Sec. 3]

___ 3. Prepared with non-fading black ink. [Sec. 3]

B. Certificates

___ 1. A certificate appears on the drawing.

___ a. Bears original signature and seal of Michigan licensed Professional surveyor. [Sec. 3 (a)]

___ b. Contains description of land surveyed. [Sec. 3 (a)]

___ 1. By bearing and distances. [Sec. 3 (a)]

___ 2. Commences at Public Land Survey corner. [Sec. 3 (a)] [Section, 1/4 corner, and/or meander corner]

___ c. Contains ratio of closure of unadjusted field observations. [R. 403 (7)]

___ 1. Not greater than 1 part in 5,000. [R. 403 (4)]

___ 2. Linear error of closure less than or equal to 0.15 feet if perimeter of parcel is less than 750 feet.

___ d. Certificate states it meets the requirements of P.A. 132 of 1970, as amended. [Sec. 3 (a)]

C. Boundary Lines

___ 1. All parcel boundary lines shown with bearings and distances. [Sec. 3 (b)]

___ 2. Boundary lines are connected to two Public Land survey corners when situated on or parallel with a section line. [Sec. 3 (c)]

___ 3. Boundary lines connect to one Public Land Survey corner when not situated on or parallel with a section line. [Sec. 3 (c)]

___ 4. Intermediate traverse line shown when a boundary line is adjacent to a body of water or water course (if applicable). [Sec. 3 (b)]

___ 5. a. Distance is shown from traverse line to water's edge. [Sec. 3 (h)]

___ a. Curved boundary lines show:

___ a. Central angle [Sec. 3 (d)]

___ b. Length of arc [Sec. 3 (d)]

___ c. Degree of curvature [Sec. 3 (d)]

___ d. Long chord bearing and distance [Sec. 3 (d)]

D. Legend

___ 1. North arrow shown. [R. 403 (5)] & Sec. 3 (f)]

___ 2. Scale shown not greater than 1 inch - 500 feet.

___ a. Shown numerically. [R. 403 (5)]

___ b. Shown graphically. [R. 403 (5)]

E. Roadways

___ 1. Widths of highways, streets, alleys and easements shown. [Sec. 3 (g)]

F. Corners

___ 1. Public Land Corners shown. [Sec. 3 (c)]

___ a. Description of corner indicated. [R. 403 (5)]

___ b. Four witnesses listed. [R. 403 (8)]

___ 2. Reference corner shown (if applicable). [PA 288 Sec. 124 (5)]

___ a. Clearly indicated as reference corner. [PA 288 Sec. 125 (5)]

___ b. Clearly indicates referenced point. [PA 288 Sec. 125 (5)]

G. Bearings

___ 1. Basis of bearing for the survey is indicated. [R. 403 (5)]

**P. A. 132 of 1970, As Amended
Certified Survey
Procedures Checklist**

The following items must be performed for the survey to comply with P. A. 132 or 1970, as amended.
Numbers in [] refer to Act Section or Administrative Rule Number.

A. Monumentation

1. **Materials**

___ a. Permanent markers which possess a magnetic field or previous iron stakes [Sec. 2 (2)].

___ b. Capped with device showing license number of Professional Surveyor [Sec. 2 (2)].

2. **Location**

___ a. Intersection of boundary or lot line with highways [Sec. 2 (2)].

___ b. Intersection of boundary or lot line with streets [Sec. 2 (2)].

___ c. Intersection of boundary or lot line with alleys [Sec. 2 (2)].

___ d. Intersection of boundary or lot line with section lines [Sec. 2 (2)].

___ e. Intersection of boundary or lot line with meander lines [Sec. 2 (2)].

___ f. Intersection of boundary or lot line with USPLS corners [Sec. 2 (2)].

___ g. Intersection of boundary or lot line with points of curvature [P.A. 228 Sec 125 (4)].

3. **Placement**

___ Set flush with ground where practicable. [P.A. 288, Sec. 125 (7)].

B.

1. **Allowable Ratio or Closure**

___ a. Ratio of Closure of unadjusted field observations is not greater than 1 part in 5000. [Rule 403 (4)].

___ b. Linear error of closure is less than or equal to 0.15 feet if the perimeter of the parcel is less than 750 feet. [Rule 403 (4)].

C. Public Land Survey Corners

1. **Connection of Boundary Lines to USPLS Corners**

___ a. Connected to two USPLS corners when boundary situated on or parallel with section line [Sec. 3 (c)].

___ b. Connected to one USPLS corners when boundary line not situated on or parallel with section line. [Sec. 3 (c)].

2. **Description**

___ a. Object held or set as USPLS corner properly described in notes [Sec. 3 (a)].

3. **Witnesses**

___ a. USPLS corner is properly witnessed by four objects. [rule 403 (8)].

MSPS
09/95