|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  **Surveyor/Real Estate ACT 132 Certified Survey Requirements and Review Checklist** | **Route:**  |  | **C.S.**  |  |
|  Surveyor Portion - ACT 132 Survey Requirements Reviewed By:  | **Date:**  |  | **Job#**  |  |

| Compliance | Requirement | Comments |
| --- | --- | --- |
| Yes | No | N/A |
|  |  |  | **MAP MATERIALS** |  |
|  |  |  | Prepared on durable white paper. {P.A. 132, Sec. 3 (1)} |  |
|  |  |  | 8 1/2 inches wide by 14 inches long. {P.A. 132, Sec. 3 (1)} |  |
|  |  |  | Made with non-fading black ink. {P.A. 132, Sec. 3 (1)}  |  |
|  |  |  | **MAP ITEMS & LEGEND** |  |
|  |  |  | Border, Title Block and Map Symbols shall be of the current MDOT Certified Survey Template. |  |
|  |  |  | North arrow shown and properly orientated. {P.A. 132, Sec. 3 (1.i)} |  |
|  |  |  | Scale of not more than 1 inch = 500 feet (ensure plotted map scales correctly). {P.A. 132, Sec. 3 (1)} |  |
|  |  |  | Scale shown numerically. |  |
|  |  |  | Scale shown graphically. |  |
|  |  |  | Label Point of Commencing (if applicable). |  |
|  |  |  | Label Point of Beginning. |  |
|  |  |  | Show area of parcel(s) in both acres (to the nearest thousandth of an acre) and square feet (to the nearest square foot). |  |
|  |  |  | Show MDOT Parcel number for the Acquisition Parcel. |  |
|  |  |  | Show address and Parcel/Tax ID for the Parent Parcel. |  |
|  |  |  | **CERTIFICATES and NOTES** |  |
|  |  |  | Certificate appears on the drawing and bears original signature and seal of Michigan Licensed Land Surveyor. {P.A. 132, Sec. 3 (1.a)} |  |
|  |  |  | Certificate states it meets the requirements of P.A. 132 of 1970, as amended. |  |
|  |  |  | Contains description of land surveyed by bearings and distances. {P.A. 132, Sec. 3 (1.a)} |  |
|  |  |  | Description commences with some corner marked and established in the United states public land survey. {P.A. 132, Sec. 3 (1.a)} \*\*not necessary for lots in a plat\*\* |  |
|  |  |  | Include the ratio of closure of latitudes and departures. |  |
|  |  |  | Identify Michigan Coordinate System (MCS) Zone used for coordinate list. |  |
|  |  |  | Identify method used to establish MCS (RTK GPS, OPUS, existing project control…)  |  |
|  |  |  | Identify that the distances shown are Grid Distances. |  |
|  |  |  | Show the Average Combined Scale Factor of the project. |  |
|  |  |  | Denote the method of survey used to establish the coordinate system. |  |
|  |  |  | Identify, by name, the NGS Horizontal Control Point, MDOT CORS station or MDOT Primary Control Point utilized to establish the coordinate system. |  |
|  |  |  | **BOUNDARY** |  |
|  |  |  | The exterior boundary lines of land surveyed and divided, together with line(s) leading to the U.S public land survey corner(s) from which the land is described. {P.A. 132, Sec. 3 (1.b)} |  |
|  |  |  | A boundary along a lake or stream shall be defined by a meander line connecting the side boundaries of the parcel. {P.A. 132, Sec. 3 (1.b)} |  |
|  |  |  | If a lot in a recorded subdivision is divided, the exterior boundary of the lot shall be referenced to existing lot corners and controlling monuments used for that survey. {P.A. 132, Sec. 3 (1.b)} |  |
|  |  |  | If a boundary line(s) follows or is parallel to a section line, the section line shall be defined at its extremities by a PLSS corner. {P.A. 132, Sec. 3 (1.c)} |  |
|  |  |  | For curved boundary lines show: (1) central angle (2) length of arc (3) degree of curvature (4) length and bearing of long chord. {P.A. 132, Sec. 3 (1.d)} |  |
|  |  |  | Show lengths and bearings as Recorded (R) and Measured (M) when necessary. {P.A. 132, Sec. 3 (1.e)} |  |
|  |  |  | The length and bearing of each line. {P.A. 132, Sec. 3 (1.f)}  |  |
|  |  |  | The exact width of each street, highway, alley, and easement. {P.A. 132, Sec. 3 (1.g)} |  |
|  |  |  | Distance from meander line(s) to apparent ordinary high water line of Great Lakes waters and to the water's edge of inland lakes and streams. {P.A. 132, Sec. 3 (1.h)} |  |
|  |  |  | **PARCEL DESCRIPTION** |  |
|  |  |  | Utilizes a metes and bounds description style. |  |
|  |  |  | Commences at a monumented PLSS Corner, Property Controlling Corner, or Private Claim Corner. |  |
|  |  |  | Address Plat and Condominium boundaries with calls. |  |
|  |  |  | Utilizes calls to monumentation and runs along retraced lines of survey. |  |
|  |  |  | Legal description adequately describes the land surveyed. |  |
|  |  |  | State area of parcel in both acres (to the nearest thousandth of an acre) and square feet (to the nearest square foot).  |  |
|  |  |  | A statement noting any gaps, gores or overlaps discovered during the survey will be disclosed in the “Notes” section of the Certificate. |  |
|  |  |  | Parcels with a gap, gore or overlap will include a line description, relative to the alignment used for the R.O.W. acquisition, for the take followed by a metes and bounds description (this is done in order to define and govern the intention to take everything within the new R.O.W.). |  |
|  |  |  | **PLSS CORNERS** |  |
|  |  |  | Each PLSS corner shall be duly witnessed to a permanent object. {P.A. 132, Sec. 3 (1.c)} |  |
|  |  |  | Four witnesses listed for each PLSS corner |  |
|  |  |  | The kind and material of monumentation marking the PLSS corner. {P.A. 132, Sec. 3 (1.c)} |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  | **PARCEL MONUMENTATION & LOCATION:**  |  |
|  |  |  | 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. {P.A. 132, Sec. 2 (2)} |  |
|  |  |  | Points of intersection of boundary or lot lines with highways, streets and alleys. {P.A. 132, Sec. 2 (2)} |  |
|  |  |  | Points of intersection of boundary or lot lines with section lines. {P.A. 132, Sec. 2 (2)} |  |
|  |  |  | Points of intersection of boundary or lot lines with meander lines. {P.A. 132, Sec. 2 (2)} |  |
|  |  |  | Reference corner(s) shown. {P.A. 288 Sec 125 (5)} |  |
|  |  |  | Precise location of reference corners(s) clearly indicated on the map and referenced to the true point. {P.A. 288 Sec 125 (5)} |  |
|  |  |  | Monuments set flush with ground where practicable {P.A. 288 Sec 125 (7)} |  |
|  |  |  | **MDOT ITEMS** |  |
|  |  |  | Indicate type of Legal Alignment (survey, construction, etc…) and list sources used in determination. For MDOT plans, list Plan Set Number and Date. |  |
|  |  |  | Station of property corners at R.O.W. |  |
|  |  |  | Station of changes in R.O.W. width. |  |
|  |  |  | Provide table listing the coordinates, and their standard deviations (P.A. 9 Sec. 6), of the Commencing Corner and all corners of the MDOT Acquisition Parcel (additional corners may optionally be included). |  |

Real Estate Portion – ACT 132 Survey Review & Comments

Reviewed By:

| Compliance | Requirement | Comments |
| --- | --- | --- |
| Yes | No | N/A |
|  |  |  | Proposed right-of-way line(s) matches what is depicted on the Final ROW plans or the Final ROW Revision(s) [Design Form 271A] plan sheet(s). |  |
|  |  |  | Proposed ROW line(s) calls [station ties, bearings, distances, perpendicular distance from Legal Alignment, existing right of way line(s), Plat lines matches what is depicted on the Final ROW plans or the Final ROW Revision(s) [Design Form 271A] plan sheet(s).  |  |
|  |  |  | Parcel boundary lines depicted match the parcel boundary lines depicted on the Marked Final ROW plans. |  |
|  |  |  | Alignment Data [Legal Alignment shown, Stationing shown] matches what is depicted on the Final ROW plans or the Final ROW Revision(s) [Design Form 271A] plan sheet(s). |  |
|  |  |  | Government corner information matches what is depicted on the Final ROW plans or the Final ROW Revision(s) [Design Form 271A] plan sheet(s). |  |
|  |  |  | Government line information [bearing & distances, alignment station tie(s)] matches what is depicted on the Final ROW plans or the Final ROW Revision(s) [Design Form 271A] plan sheet(s). |  |

Attached additional sheets for comments or include drawings with mark-ups (if any).

**Return this checklist and any mark-ups to the Surveyor.**