



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH
LANSING

STANLEY "SKIP" PRUSS
DIRECTOR

INFORMATION MEMORANDUM NO. 15

Supersedes November 6, 2009

November 30, 2009

TO: All County Grant Administrators & County Representatives/Surveyors

FROM: Keith E. Lambert, P.S., Director *KE L*
Office of Land Survey & Remonumentation

RE: Corner Positions Not Previously Established and Monumented by the GLO

The Office of Land Survey and Remonumentation (OLSR) requested guidance from the Office of the Attorney General (OAG) for properly administering the State Survey and Remonumentation Grant Program concerning corner positions which were reported by the General Land Office (GLO) surveyors to lie within naturally occurring bodies of water at the time these surveys were performed.

The OAG staff member, program counsel since inception, rendered legal advice to this office. We have attached it and below quoted the conclusion for your reference.

"It is previously monumented corners which require restoration, rehabilitation or remonumentation.

The Department of Energy, Labor and Economic Growth may properly refuse to allow a county to include in the survey and remonumentation program "public land survey corners" or property controlling corners" the position of which were not previously established and monumented by the United States and or its contractors, including any asserted "public land corner" situated on subaqueous land submerged by the waters of a lake or stream, the position of which was never monumented in a survey or resurvey conducted by, or under a contract with, the Surveyor General, General Land Office, or Bureau of Land Management.

Should it be desirable to expand the program to include additional classes of "corners," legislative action should be sought."

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The advice also references the "Rationale" and first "Supporting Argument" of the Senate Fiscal Agency's analysis for Senate Bill 380 (1990 PA 345) before adoption. Counsel emphasizes these key points as the goals the State Legislature considered for establishing the Survey and Remonumentation Program. We are forwarding this document as an aid to understanding the founding principles behind the Act's passage.

Based upon this legal advice and the original intent of the program, grants offered by the State are for corners "established and monumented" by the United States Public Land Survey.

OLSR acknowledges unique circumstances where the GLO surveyors departed from normal procedures and instructions. In these instances, the county is responsible for providing documentation (i.e. original plat and field notes, corner history, physical evidence, etc.) to clarify these unusual corner circumstances before they may be accepted into the program. We are including our internal LCRC review checklist and LCRC guide as an aid for program appropriate corner inclusion.

Additional information specific to the 2009, 2010 and future grant years are provided below.

2009 Grants:

Payment of the remaining grant balance will be made for the work performed based upon actual expenditures. Proper documentation shall be provided for all work completed in compliance with the 2009 grant agreement. All LCRC's and state plane coordinates will be reviewed for compliance with the minimum requirements of the Remonumentation Program. The counties will be notified of any outstanding issues and resolution will be necessary for all work submitted for the 2009 grant year.

2010 and Future Grants:

For 2010 and following years, the work program shall only include corners established and monumented by the GLO, and only expenses incurred for these corners are eligible for reimbursement. Please note that it is the responsibility of the County Surveyor/Representative to provide the necessary documentation to verify unique corner circumstances when submitting a grant application.

All of the above mentioned documents will be posted on our website. Please forward this documentation to all of your contract surveyors and refer them to our website. The County Surveyor/Representative is responsible for assuring that all work performed is only for corner positions established and monumented by the GLO for compliance with the Remonumentation Program.

If you have any questions, please contact our office at (517) 241-6321 or bccolsr@michigan.gov.

SEP 17 2009

STATE OF MICHIGAN
DEPARTMENT OF ATTORNEY GENERAL



MIKE COX
ATTORNEY GENERAL

P.O. Box 30754
LANSING, MICHIGAN 48909

August 26, 2009

Keith E. Lambert, Director, OLSR, BCC
Department of Energy, Labor & Economic Growth
P.O. Box 30704
Lansing, MI 48909

Dear Director Lambert:

Your office has requested my advice as to whether an asserted "public land corner" situated on subaqueous land (submerged by the waters of a lake or stream), the position of which was never monumented in a survey or resurvey conducted by or under a contract with the Surveyor General, General Land Office, or Bureau of Land Management,¹ may be excluded from a county survey and remonumentation program under the State Survey and Remonumentation Act.

The State Survey and Remonumentation Act (SSRA), 1990 PA 345, MCL 54.261 *et seq.*, was adopted for purposes of monumenting and remonumenting "property controlling corners which were established in this State by the United States public land survey." Title, 1990 PA 345.

As the bill analysis prepared by the non-partisan Senate staff in advance of the adoption of Act 345 states:

Implementing the county monumentation program would mark the first time in 175 years that a concerted effort was made to do this critically needed job. Since the 1850s, there has been no statewide effort to validate corners, even though surveyors' tools have advanced from a 33-foot chain and a compass to a technological arsenal that includes a device that gives automatic measurements of angles between corners, and instruments that bounce a signal off a satellite to determine the exact longitude and latitude of a given point. Orderly, consistent remonumentation with standardized markers would assist in the documentation and planning of roads and utilities, the use of public and private property, the settlement of ownership claims and disputes, and the provision of a central data base containing information on counties and townships throughout the State. Completion of the remonumentation system in a county would enable the county to implement a computerized mapping system that would include the precise

¹ Federal agencies under whose aegis the public land survey of Michigan was accomplished.

location of roads, utilities, and property lines; the corners would serve as the foundation for such a map. Further, remonumenting on a countywide basis would be more economical than contracting out a few corners at a time, and individual surveys would be less expensive if surveyors could rely on monumented corners.

Not to belabor the point, but hopefully elucidate legislative intent, the Senate Fiscal Agency's bill analysis dated 12/18/90 and issued before adoption of the Act, under "Rationale," clearly stresses that it is section "markers" that have been lost (or obliterated) that are to be remonumented.

According to the Michigan Society of Registered Land Surveyors, when the United States government needed a logical and systematic plan to sell and develop the land west of the 13 colonies to pay off the war debt, Thomas Jefferson, Benjamin Franklin, and several military engineers developed the rectangular survey system that is used today. The Society reports that the public land survey system in this State was passed on from the Federal government to the State when Michigan achieved statehood. As counties were chartered, they became responsible for overseeing and maintaining the public land survey system. The survey of Michigan, conducted between 1815 and 1857, established 1,231 townships that were subdivided into 26-mile [sic] square sections. These areas were defined by approximately 165,200 section and quarter section "corners" set at half-mile intervals across the State.

Once the corners were originally determined, they commonly were marked, or "monumented", by four-foot pine or cedar posts, which have rotted away in the past 140 years. Surveyors that followed used numerous assorted items—ranging from shotgun barrels and railroad pikes to ceramic pieces—to mark a corner. Many corners that surveyors now search for have not had any work since the original surveys, while others have been covered up by the paving and repaving of roads. Yet other markers have been carelessly moved during construction or wantonly destroyed. Some corners even bear more than one marker in different locations.

Corners serve as the basis for all public and private property locations, including practically all privately owned parcels, farms, and homes, plus thousands of miles of publicly owned roads, highways, utility lines, railroads, and other public works. Because of the disappearance, deterioration, or misplacement of section markers, however, property surveys have become more difficult, disputes more common, and surveys more expensive. According to the Society of Registered Land Surveyors, \$500 per corner is the average cost if a marker is missing and must be replaced, or if a marker that has not been used in years must be found and dug up. This cost is borne by the governmental agency or the individual requesting a survey.

In order to rectify this situation, it has been suggested that all counties engage in a remonumentation program to locate and replace section markers. Such an effort was begun in 1980 by Kent County and is almost finished; as a result, surveys in Kent County reportedly are less expensive than those in surrounding counties and can be relied upon as accurate.

Act 345 created the State Survey and Remonumentation Commission (SSRC),² MCL 54.263. The act assigned the commission the duty, *inter-alia*, to:

(a) Coordinate the restoration, maintenance, and the preservation of the land survey records of vertical and horizontal monuments, the public land survey system, and the property controlling corners established by the United States public land survey and by the national geodetic survey within this state, including, but not necessarily limited to, all pertinent field notes, plats, and documents; and coordinate the restoration, establishment, maintenance, and preservation of other boundary records otherwise established by law, or considered by the commission to be of importance.

(MCL 54.266)

Analysis of the primary state legislative act and answering your question requires consideration of several surveying terms. Some of these terms are specifically defined; others have a specific technical meaning. MCL 8.3 and 8.3a provide:

8.3. In the construction of the statutes of this state, the rules stated in sections 3a to 3w shall be observed, unless such construction would be inconsistent with the manifest intent of the legislature.

8.3a. All words and phrases shall be construed and understood according to the common and approved usage of the language; but technical words and phrases, and such as may have acquired a peculiar and appropriate meaning in the law, shall be construed and understood according to such peculiar and appropriate meaning.

The meaning of technical words material to this opinion are governed or informed by the meanings assigned these words and used in surveys of the public domain (rectangular survey), private claims, military bounty lands, reservation lands, and other special surveys conducted by the U.S. Surveyor General, U.S. General Land Office, or U.S. Bureau of Land Management or by deputy surveyors contracting with one of them. Virtually all lands in Michigan are legally

² This commission was abolished and its powers and duties reassigned by Executive Reorganization Order to the Director of the Department of Consumer and Industry Services (now the Department of Energy, Labor and Economic Growth). In 1998, MCL 54.263 was amended to reflect statutorily this change or reassignment of powers and duties.

described by reference to the surveys conducted or accomplished by surveyors employed or contracting with these federal officers or agencies.

The intent of the Michigan Legislature in adopting the SSRA is, however, to be gathered from the Act itself.³ Its meaning, i.e., the scope of the survey and remonumentation program it authorizes, is to be gathered from the words utilized by the Legislature. That scope is not dependent upon a federal office's or federal employee's expression of an opinion as to that intent.

The SSRA's definitional section, MCL 54.262, provides:

As used in this act

* * *

(e) "Property controlling corner" for a property means a public land survey corner or any property corner that does not lie on a property line of the property in question but that controls the location of 1 or more of the property corners of the property in question.

Further definition of relevant terms may be obtained by reference to the Corner Recordation Act (CRA), 1970 PA 74, MCL54.201 *et seq.*, as well as the Model Plan Adopted by the Commission. The latter act, adopted to

protect and perpetuate public land survey corners, to require the establishment of monuments and the recording of information concerning public land survey corners;

includes in its definitional section the following:

Sec. 2.

As used in this act:

(a) "Property corner" means a geographic point on the surface of the earth, which is on, is a part of, and controls a property line.

(b) "Property controlling corner" for a property means a public land survey corner or any property corner which does not lie on a property line of the property in question but which controls the location of 1 or more of the property corners of the property in question.

³ When interpreting the language of a statute, the primary goal is to give effect to the Legislature's intent. *Wayne County v Hathcock*, 471 Mich 445, 456; 684 NW2d 765 (2004).

- (c) "Public land survey corner" means any corner actually established and monumented in an original survey or resurvey used as a basis of legal description for issuing a patent for the land to a private person from the United States government.
- (d) "Corner", unless otherwise qualified, means a property corner, a property controlling corner, a public land survey corner, or any combination of these.
- (e) "Accessory", with respect to a corner, means any exclusively identifiable physical object whose spatial relationship to the corner is recorded. Accessories may be bearing trees, bearing objects, monuments, reference monuments, line trees, pits, mounds, charcoal-filled bottles, steel or wooden stakes, or other objects.
- (f) "Monument" means a marker that occupies the position of a corner and that possesses or is made to possess a magnetic field.
- (g) "Reference monument" means a special monument that does not occupy the same geographical position as the corner itself but whose spatial relationship to the corner is recorded and that serves to witness the corner.
- (h) "Surveyor" means a professional surveyor who is licensed to practice professional surveying under the occupational code, 1980 PA 299, MCL 339.101 to 339.2721.
- (i) "Board" means the board of professional surveyors, as established by section 2002 of the occupational code, 1980 PA 299, MCL 339.2002.
- (j) "Corner record" means a written record on a form, approved by the board, of a corner established, reestablished, monumented, remonumented, restored, rehabilitated, perpetuated, or used as a control in a survey.

Sec. 3 of the CRA provides:

If a public land survey corner or an accessory to the corner is used by a surveyor as a control in a survey, not more than 90 days after completion of the survey, the surveyor shall complete, sign, seal, and file with the register of deeds of the county where the corner is situated, a corner record for the public land survey corner or accessory to the corner, unless the corner monument and its accessories are as described in an existing corner record filed under this act.

Sec. 7 of the CRA provides:

If a corner record is required to be filed under this act, the surveyor shall monument the corner and each accessory to the corner, and leave the monument in such a physical condition that it remains as permanent a monument as is reasonably possible. If access to the corner location will create an unsafe condition, the surveyor may install at least 4 reference monuments interrelated and visible with the corner location and each other by angular and linear measurements.

The underlying purpose of both the 1970 CRA and the 1990 SSRA is the same. It is to perpetuate public land survey corners or property controlling corners monumented by the United States government in the survey of public lands in Michigan by rehabilitating existent corners, and restoring lost or obliterated corners.⁴ (See Restoration of Lost or Obliterated Corners & Subdivision of Sections (a guide to surveyors), United States Department of Interior, Bureau of Land Management, 1974 Edition, p 9.) ("Restoration")

The 1970 Act is an effort to accomplish that goal or advance its accomplishment by requiring surveyors, at their own expense, to monument, remonument, restore, or rehabilitate public lands survey corners they utilized in accomplishing a survey. That method or approval is in no way efficient to the ultimate completion of the goal.

The SSRA, with the same ultimate goal, provides for the perpetuation of all public land survey corners and property-controlling corner in Michigan in the course of 20 years, through the use of public funds granted annually to each county; the counties contracting with professional land surveyors, most as private businesses; and the maintenance of the corners in perpetuity.

The public land survey corners are, as the definitions in the CRA and the SSRC Model Plan specify, corners "established and monumented" by the U.S. government.

It is not an evident purpose of the SSRA to establish and monument section corners of lands included in the U.S. surveys of public lands which were never monumented by the United States.⁵

⁴ 1883 PA149, MCL 54.221, with the same purpose authorizes boards of commissioners to establish and perpetuate any government section corners or quarter posts "which they may have good reason to believe are lost or are in danger of being lost." The text of the acts and supporting or explanatory documents evidence no intent to "monument" what the "restoration" guide characterizes as theoretical points. Restoration, *supra*, p 22, Subdivision of Sections. This is a rehabilitation or remonumentation of corners previously established and monumented by the United States. It does not include corners not previously monumented.

⁵ We do note that 1907 PA 292 MCL 322.241 *et seq.* and 1921 PA 312, MCL 322.251 *et seq.* authorize the Department of Natural Resources [successor to the powers and duties of the state law office] to establish omitted or improperly established public land survey corners. The notes and records having the same for force and effect as those established by the original United States survey. The SSRA and CRA provide no such authority or effect.

The Model Plan was adopted by the SSRC consistent with that understanding and with Section 8(1) of the SSRA. It states:

Sec. 8. (1) Each county shall establish a county monumentation and remonumentation plan. Not later than 1 year after January 1, 1991, the commission shall create and distribute a model county plan that may be adopted by a county with any changes appropriate for that county. Not later than January 1, 1994, each county shall have submitted a county plan that is approved by the commission.

As stated in the Model Plan's introduction:

The County must adopt a County Plan which must be approved by the State Survey and Remonumentation Commission in order to be eligible for state grants for monumentation and remonumentation. The Model County Plan prepared and adopted by the State Commission pursuant to Section 8(1) of the Public Act 345 may be adopted as is by a county or, if necessary, with changes appropriate for that county. The grants are made available from funds that the County must send to the state regularly, beginning in January of 1991. The companion Act 346, of the Public Acts of 1990, (Senate Bill 381) provides for the collection of funds by each County's Register of Deeds.

The Plan defines

Corner; Locate; Lost Corner; Marker; Monument; Obliterated Corner; Property-Controlling Corner; Public Land Survey Corner; and Remonument as follows:

- (A) Corner – means a public land survey corner or a property controlling corner.
- (B) Locate – means to recover an existing corner which conforms to the minimum standards specified herein.
- (C) Lost Corner – means a previously established corner whose position cannot be recovered beyond reasonable doubt, either from traces of the original general land office marker or its accessories or from acceptable evidence or testimony that bears upon the original position, and whose location can be restored only by reference to one or more interdependent corners.
- (D) Marker – means the physical object which occupies the location of a public land survey corner, a property-controlling corner, or a horizontal or vertical control station.

(E) Monument – means to install a marker which meets or exceeds minimum standards as specified herein.

(F) Obliterated Corner – means a previously established corner which has no remaining traces of the marker or its accessories, but its position has been perpetuated or its position may be recovered beyond reasonable doubt by the acts and testimony of the interested landowners, competent surveyors, or other qualified local authorities or witnesses, or by some acceptable record evidence.

(G) Property-Controlling Corner – means a Public Land Survey corner or any property corner which does not lie on a property line of the property in question, but which controls the location of 1 or more of the property corners of the property in question.

(H) Public Land Survey Corner – means any corner actually established and monumented in an original survey or resurvey used as a basis of legal description for issuing a patent for the land to a private person from the United States government.

(I) Remonument – means to install a marker where: 1) the existing marker does not meet minimum standards as specified; 2) the existing marker is in danger of become "lost" or "obliterated;" or 3) the corner has been "lost" or "obliterated."

Again, the Public Land Survey Corners to be included are those that were "actually established and monumented by an original survey or resurvey." That is, in surveys accomplished by the U.S. and/or its contractors.

This emphasis upon the corners actually established and monumented in the public land survey, as opposed to points not monumented, may be appreciated from the words of Thomas M. Cooley, Chief Justice of the Supreme Court, 1864-1885, in an article by him first appearing in the Michigan Engineering Society Journal (University of Michigan) circa 1885 (copies distributed by Michigan Society of Registered Land Surveyors, October 1984) entitled "The Judicial Functions of Surveyors."⁶

WHEN a man has had a training in one of the exact sciences, where every problem within its purview is supposed to be susceptible of accurate solution, he is likely to be not a little impatient when he is told that, under some circumstances, he must recognize inaccuracies, and govern his action by facts which lead him away from the results which theoretically he ought to reach.

⁶ Presentation delivered at the Second Meeting of the Michigan Association of Survey and Civil Engineers, January 11-13, 1881.

Observation warrants us in saying that this remark may frequently be made of surveyors.

In the State of Michigan, all our lands are supposed to have been surveyed once or more, and permanent monuments fixed to determine the boundaries of those who should become proprietors. The United States, as original owner, caused them all to be surveyed once by sworn officers, and as the plan of subdivision was simple, and was uniform over a large extent of territory, there should have been, with due care, few or no mistakes; and long rows of monuments should have been perfect guides to the place of any one that chanced to be missing. The truth, unfortunately, is that the lines were very carelessly run, the monuments inaccurately placed; and, as the record witnesses to these were many times wanting in permanency, it is often the case that when the monument was not correctly placed, it is impossible to determine by the records, by the aid of anything on the ground, where it was located. The incorrect record of course becomes worse than useless when the witnesses it refers to have disappeared.

* * *

RECOVERING LOST CORNERS

It is now upwards of fifty years since a major part of the public surveys in what is now the State of Michigan were made under authority of the United States. Of the lands south of Lansing, it is now forty years since the major part were sold and the work of improvement begun. A generation has passed away since they were converted into cultivated farms, and few if any of the original corner and quarter stakes now remain.

The corner and quarter stakes were often nothing but green sticks driven into the ground. Stones might be put around or over these if they were handy, but often they were not, and the witness trees must be relied upon after the stake was gone. Too often the first settlers were careless in fixing their lines with accuracy while monuments remained, and an irregular brush fence, or something equally untrustworthy, may have been relied upon to keep in mind where the blazed line once was. A fire running through this might sweep it away, and if nothing was substituted in its place, the adjoining proprietors might in a few years be found disputing over their lines, and perhaps rushing into litigation, as soon as they had occasion to cultivate the land along the boundary.

If now the disputing parties call in a surveyor, it is not likely that any one summoned would doubt or question that his duty was to find, if possible, the place of the original stakes which determined the boundary line between the proprietors. However erroneous may have been the original survey, the monuments that were set must nevertheless govern, even though the effect be to make one half-quarter

section 90 acres and the one adjoining, 70; for parties buy, or are supposed to buy, in reference to these monuments, and are entitled to what is within their lines, and no more, be it more or less. While the witness trees remain, there can generally be no difficulty in determining the locality of the stakes.

When the witness trees are gone, so that there is no longer record evidence of the monuments, it is remarkable how many there are who mistake altogether the duty that now devolves upon the surveyor. It is by no means uncommon that we find men, whose theoretical education is thought to make them experts, who think that when the monuments are gone the only thing to be done is to place new monuments where the old ones should have been, and would have been if placed correctly. This is a serious mistake. The problem is now the same that it was before: to ascertain by the best lights of which the case admits, where the original lines were. The mistake above alluded to is supposed to have found expression on our legislation; though it is possible that the real intent of the act to which we shall refer is not what is commonly supposed.

The importance of the positions at which public land survey corners were established and monumented is further underscored by words of Justice Cooley in *Britton v Ferry*, 14 Mich 53, 70-71 (1866).

In the more recent case of *Lindsey et al v Hawes*, 67 US 554, 2 Black 554, the Supreme Court of the United States still more distinctly recognize and sustain the same construction as applied to fractional sections. In that case, a pre-emption right was claimed in the fractional southwest part of a section, and the question was, whether, after a survey had been once made, and the quarter posts set, and such a possession had been taken of a subdivision as would entitle the possessor to pre-emption rights, the surveyor might lawfully correct the survey and so move the line as to leave the occupant off the fraction. The court held that he could not; and in the decision they fully recognize the practice of setting the quarter section posts, and hold that when once set, and individuals have acquired rights by reference to them, they are not subject to change.

The decision should be conclusive on the point, especially as it is not unreasonable, and sanctions the practice of the department. We all know that when purchasers take lands from the general government, they ascertain the boundaries by going upon the land and tracing out the lines and stakes. No one supposes that if an error shall chance to have occurred in the survey, he is liable to have the corner post removed, and perhaps the portion of his purchase, which he regarded as most valuable, taken from him by a resurvey. The corner he looks upon as a fixed point, and it is only where no stake has been set, or corner designated, that he resorts to measurement to ascertain where the line will come. A post set which was to govern nothing, but to be itself controlled by course, distance and quantity, would not only be useless, but in the majority of cases

would tend to deceive and invite litigation; and the purchaser is, therefore, warranted in inferring that it would not be set, except as a permanent monument. If every fractional section were subject to correction by subsequent surveys, the purchase of the northwest fraction would commonly be a mere lottery, since, in the final correction, all errors must be thrown upon that, and instances would occur where it would be wholly swallowed up in the other subdivisions, while in other cases it would be doubled in extent.

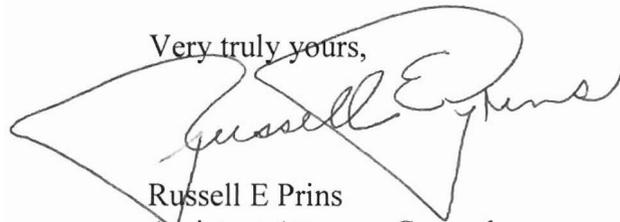
It is previously monumented corners which require restoration, rehabilitation or remonumentation.

The Department of Energy, Labor and Economic Growth may properly refuse to allow a county to include in the survey and remonumentation program "public land survey corners" or "property controlling corners" the position of which were not previously established and monumented by the United States and/or its contractors, including any asserted "public land corner" situated on subaqueous land submerged by the waters of a lake or stream, the position of which was never monumented in a survey or resurvey conducted by, or under a contract with, the Surveyor General, General Land Office, or Bureau of Land Management.

Should it be desirable to expand the program to include additional classes of "corners," legislative action should be sought.

NOTE: This opinion or advice is not to be considered an opinion of the Attorney General. It is legal advice given by a staff member of the Attorney General's Office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Russell E Prins", is written over a large, faint, hand-drawn outline of a triangle.

Russell E Prins
Assistant Attorney General
Revenue Division
(517) 373-3203

SFA

BILL ANALYSIS

Senate Fiscal Agency

Lansing, Michigan 48909

(517) 373-5383

Senate Bill 380 (as enrolled)
 Senate Bill 381 (as enrolled)
 Sponsor: Senator Vern Ehlers
 Senate Committee: Local Government and Veterans
 House Committee: State Affairs

PUBLIC ACT 345 of 1990
PUBLIC ACT 346 of 1990

Date Completed: 12-18-90

RATIONALE

According to the Michigan Society of Registered Land Surveyors, when the United States government needed a logical and systematic plan to sell and develop the land west of the 13 colonies to pay off the war debt, Thomas Jefferson, Benjamin Franklin, and several military engineers developed the rectangular survey system that is used today. The Society reports that the public land survey system in this State was passed on from the Federal government to the State when Michigan achieved statehood. As counties were chartered, they became responsible for overseeing and maintaining the public land survey system. The survey of Michigan, conducted between 1815 and 1857, established 1,231 townships that were subdivided into 26-mile square sections. These areas were defined by approximately 165,200 section and quarter section "corners" set at half-mile intervals across the State.

Once the corners were originally determined, they commonly were marked, or "monumented", by four-foot pine or cedar posts, which have rotted away in the past 140 years. Surveyors that followed used numerous assorted items--ranging from shotgun barrels and railroad spikes to ceramic pieces--to mark a corner. Many corners that surveyors now search for have not had any work since the original surveys, while others have been covered up by the paving and repaving of roads. Yet other markers have been carelessly moved during construction or wantonly destroyed. Some corners even bear more than one marker in different locations.

Corners serve as the basis for all public and private property locations, including practically all privately owned parcels, farms, and homes,

plus thousands of miles of publicly owned roads, highways, utility lines, railroads, and other public works. Because of the disappearance, deterioration, or misplacement of section markers, however, property surveys have become more difficult, disputes more common, and surveys more expensive. According to the Society of Registered Land Surveyors, \$500 per corner is the average cost if a marker is missing and must be replaced, or if a marker that has not been used in years must be found and dug up. This cost is borne by the governmental agency or the individual requesting a survey.

In order to rectify this situation, it has been suggested that all counties engage in a remonumentation program to locate and replace section markers. Such an effort was begun in 1980 by Kent County and is almost finished; as a result, surveys in Kent County reportedly are less expensive than those in surrounding counties and can be relied upon as accurate.

CONTENT

Senate Bill 380 would create the "State Survey and Remonumentation Act" to do the following:

- Establish the State Survey and Remonumentation Commission in the Department of Commerce.
- Prescribe the Commission's duties, which would include creating a model county plan, and establishing and administering a grant program to assist counties in implementing the proposed Act.
- Require each county to establish a

plan for the monumentation or remonumentation of the entire county within 20 years.

- Create the State Survey and Remonumentation Fund to be used for grants to counties, the implementation of county plans by the Commission, and the payment of contracts.
- Require grants to be at least 20% of the additional and new recording fees collected under Senate Bill 381.

Senate Bill 381 would amend the Revised Judicature Act to impose an additional \$2 fee for recording an instrument with a register of deeds; and to establish a separate \$2 recording fee that would have to be deposited in the proposed Survey and Remonumentation Fund, although a county could retain up to 1.5% of each new \$2 fee to cover administrative costs.

The bills are tie-barred to each other and would take effect January 1, 1991. A more detailed description of the bills follows.

Senate Bill 380

Commission Membership

The five members of the Commission would have to be appointed by the Governor with the advice and consent of the Senate, for staggered four-year terms. One member would have to represent the general public. The remaining four members would have to be licensed land surveyors, including one who was also serving as a county surveyor. One of the surveyors would have to be a resident of the Upper Peninsula, one a resident of northern Michigan in the Lower Peninsula, and one a resident of southern Michigan (according to a specified survey township line that divides the State along the county line north of Mt. Pleasant). The fourth surveyor would be a member at large residing in any area of the State.

The Commission would be required to meet at least four times each year. At its first meeting, one member would have to be selected to be chairperson by a majority of the members. Members would serve without compensation, but would be reimbursed for actual and necessary per diem expenses. The Commission would be

subject to the Open Meetings Act and the Freedom of Information Act.

Commission Responsibilities

The Commission would be required to coordinate the restoration, maintenance, and preservation of the land survey records of vertical and horizontal monuments, the public land survey system, and the property controlling corners established by the United States public land survey and by the national geodetic survey within this State, including all pertinent field notes, plats, and documents. The Commission also would have to coordinate the restoration, establishment, maintenance, and preservation of other boundary records otherwise established by law, or considered important by the Commission.

In addition, the Commission would be required to do the following:

- Establish, maintain, and provide safe storage facilities for a comprehensive system of recordation and dissemination of land information records.
- Coordinate the extension, densification, and maintenance of the horizontal and vertical control networks initiated by the Federal government through the national geodetic survey and the United States geological survey. The Commission would have to enter into a contract with a geodetic advisor qualified to perform this function.
- Coordinate the collection and preservation of information obtained from surveys made by persons or organizations authorized to establish monuments or land boundaries, and assist in proper recording of monuments or land boundaries by county surveyors or registers of deeds.
- Foster, encourage, and promote the establishment of remonumentation programs in every county in the State.
- Establish and maintain a data base of information on approved monumented horizontal and vertical control in the State.

Not later than one year after the bill's effective date, the Commission would be required to create and distribute a model county plan.

By October 1, 1993, and every two years thereafter, the Commission would have to report to the Legislature. A copy of the initial report also would have to be submitted by that date to each county board of commissioners. The report would have to contain at least all of the following:

- A summary of the Commission's activities regarding administration of the proposed Act.
- An assessment of the progress of the implementation of county monumentation and remonumentation plans throughout the State.
- A statement regarding the amount of money that was received by and disbursed from the proposed Fund.
- An assessment of how much money was necessary to carry out monumentation or remonumentation of the entire State.
- An assessment of whether the money in the Fund was adequate to implement the Act.
- Recommendations, including the level of funding necessary to implement the Act.

The Commission would have to appoint an executive director who, under the Commission's direction, would be required to carry out the routine duties of the Commission that it delegated to the director. The director would have to retain employees, including at least one licensed surveyor and adequate secretarial staff, as he or she considered necessary. The employees would be classified civil servants.

County Plan

Each county would be required to establish a county monumentation and remonumentation plan. A county could adopt the model plan created by the Commission, with any changes appropriate for the county. Within three years of the bill's effective date, each county would have to have submitted a county plan that was approved by the Commission.

A county plan would have to provide for all of the following:

- The monumentation or remonumentation of the entire county, within 20 years, under the guidelines of the manual of instructions for the survey of public lands

of the United States, 1973, prepared by the Bureau of Land Management of the Department of Interior.

- A perpetual monument maintenance plan that provided for all corners to be checked, and remonumented if necessary, at least every 20 years.
- The provision of copies of all survey monumentation information produced by the county plan to the county surveyor and the Commission.
- The filing with the county surveyor and the Commission of copies of all monumentation or remonumentation documents required to be recorded with the register of deeds pursuant to the Corner Recordation Act or Public Act 132 of 1970, which provides for filing surveys relative to land divisions.
- Any other provisions reasonably required by the Commission for purposes of the proposed Act.

Two or more contiguous counties could submit a multicounty plan, which would have to meet within each county the same requirements established by the Act for a county plan.

If a county failed to establish and submit an approved plan within three years of the Act's effective date, the Commission would have to initiate and contract for the implementation of a county plan.

The county surveyor in each county would have to be the county representative for all surveying projects approved by or initiated through the Commission. In a county that did not have a county surveyor, a licensed surveyor would have to be appointed to perform this duty.

Fund

The State Survey and Remonumentation Fund would be created in the State Treasury as a separate fund, and would be administered by the Commission. The Commission could direct the Department of Treasury to establish restricted subaccounts within the Fund as necessary to administer it. Money deposited in the Fund, and all interest and earnings generated by it, would remain in the Fund at the end of a fiscal year. The Fund could accept money received as gifts and donations, or funds received from individuals or corporations to be used for

purposes of the Act.

The Commission would have to use money in the Fund for the following purposes:

- Annual grants to various counties to implement their county plans, and to two or more counties to implement their multicounty plan, excluding the perpetual monument maintenance plan.
- The implementation of county plans initiated and contracted for by the Commission in counties that failed to establish and submit a plan within the time required.
- An annual grant to each county with a county plan or to two or more counties with a multicounty plan to implement the perpetual monument maintenance plan. The Commission would have to make at least 5% of the total amount of the Fund available for such grants.
- The payment of contracts entered into by the Commission for monumentation or remonumentation.
- Other activities necessary, incidental, or appropriate to implement the Act.

Of the money deposited into the Fund pursuant to Senate Bill 381 (from a new \$2 recording fee), the following would apply:

- An annual grant to a county to implement its plan, or to two or more counties to implement their multicounty plan, would have to be at least 20% of the aggregate amount of money collected in that county or those counties pursuant to Senate Bill 381 (from an additional \$2 recording fee as well as the new \$2 recording fee) during the calendar year immediately preceding the year in which the grant was made.
- If the Commission initiated and contracted for the implementation of a county plan for a county that failed to establish and submit its own plan, the Commission would have to spend annually at least 20% of the aggregate amount of money collected in that county under Senate Bill 381 (from the additional and new \$2 recording fees) during the previous year, to implement that county plan.

Grants

The Commission could not make a grant to a county to implement its plan unless all of the following conditions were met:

- The applicant had applied for the grant by December 31 of the calendar year immediately preceding the year in which the grant would be made.
- The applicant had established a county plan or a multicounty plan that had been approved by the Commission by the preceding December 31.
- The applicant demonstrated to the Commission the capability to carry out the county or multicounty plan.
- The applicant demonstrated that it had not completed the monumentation or remonumentation of the county, or of the various counties in a multicounty plan.

The Commission could not make a grant to a county with a county plan or to two or more counties with a multicounty plan to implement the perpetual monument maintenance plan unless the applicant demonstrated that it had completed the monumentation or remonumentation of the county or counties.

A grant recipient would have to obtain authorization from the Commission before implementing a change that significantly altered the approved county or multicounty plan.

The Commission could revoke a grant or withhold payment if the recipient failed to comply with the conditions of the grant, or with requirements of the proposed Act or rules promulgated under it. The Commission also could withhold a grant until it determined that the recipient was able to proceed with the implementation of the county or multicounty plan.

Monumentation Contracts

Any monumentation or remonumentation conducted by the Commission would have to be pursuant to negotiated contracts. The Commission would have to prepare specifications for each contract and monitor the field work and notes of all work done under each contract to ensure compliance. The Commission would have to pay the cost of any contracts from the Survey

and Remonumentation Fund.

Commission Records

Upon request, the Commission would be required to provide copies or certified copies of records in its possession to the public, other State agencies or officers, or local governmental agencies. The Commission could charge a reasonable fee for providing the records.

The bill specifies that a certified copy of a record provided by the Commission would be admissible in a court as evidence, without further identification, if the substance of the record were properly admissible in the proceeding.

Department of Commerce

The Department would be required to promulgate rules to implement the proposed Act. In doing so, the Department would have to consider recommendations of the Commission.

Senate Bill 381

Under the bill, at the time a person recorded any instrument with a county register of deeds, he or she would have to pay the register a fee of \$2 in addition to any other fees prescribed in the Revised Judicature Act for recording instruments.

Also, the county register of deeds would have to collect a separate fee of \$2 for recording any instrument, in addition to any other fees required in the Act or fees or charges otherwise required by law for the recording of instruments. The fees collected would have to be remitted to the State Treasurer quarterly, and deposited in the proposed Survey and Remonumentation Fund, although a county could keep up to 1.5% of each \$2 fee to cover the costs of administering these provisions. The new \$2 fee would not apply to the following:

- An agency of the State when filing or recording any instrument with a county register of deeds under the State Tax Lien Registration Act (which provides for liens upon personal or real property for taxes payable to the State), or under Section 67a of the General Property Tax Act (which pertains to the conveyance of land to the State for unpaid property

taxes).

- An individual or any public or private legal entity when recording a lien or the discharge of a lien pursuant to Section 15 of the Michigan Employment Security Act (which provides for liens upon employers' property for unpaid contributions under the Act).
- An agency of the Federal government when filing or recording an instrument under the Uniform Federal Lien Registration Act.
- An individual or any public or private legal entity when recording any instrument pursuant to the Uniform Commercial Code.

MCL 600.2567 et al.

FISCAL IMPACT

Senate Bill 380

Senate Bill 380 would mandate new State expenditures that would be financed through increased and new fees on recording instruments at county register of deeds offices. The fees in Senate Bill 381 are expected to generate \$6.2 million annually, approximately half of which would be used to fund the provisions of Senate Bill 380.

The administrative expenses of Senate Bill 380, including expenses of the Commission, staff, and consultants, should be approximately \$300,000 annually. The cost of the individual surveying work done in each county pursuant to Section 10 of the bill is indeterminate and would be in addition to the administrative expenses.

Senate Bill 381

Senate Bill 381 would generate approximately \$6.2 million annually through the imposition of an increased recording fee and a separate State-assessed recording fee on instruments recorded by the county register of deeds. Currently, the recording fee charged by the register of deeds is \$5 for the first page of the document recorded and \$2 for each additional page recorded, plus \$1 per page for a document assigning or discharging more than one instrument. Senate Bill 381 would increase the recording fee by \$4 per recording made. The county would retain the revenue collected from the additional \$2 fee

(\$3.1 million); the State would receive the revenue from the new \$2 fee (\$3.1 million). The county register of deeds would be allowed to reduce the amount sent to the State by 1.5% (\$46,500) to cover the costs of administration.

ARGUMENTS

Supporting Argument

Implementing the county monumentation program would mark the first time in 175 years that a consorted effort was made to do this critically needed job. Since the 1850s, there has been no statewide effort to validate corners, even though surveyors' tools have advanced from a 33-foot chain and a compass to a technological arsenal that includes a device that gives automatic measurements of angles between corners, and instruments that bounce a signal off a satellite to determine the exact longitude and latitude of a given point. Orderly, consistent remonumentation with standardized markers would assist in the documentation and planning of roads and utilities, the use of public and private property, the settlement of ownership claims and disputes, and the provision of a central data base containing information on counties and townships throughout the State. Completion of the remonumentation system in a county would enable the county to implement a computerized mapping system that would include the precise location of roads, utilities, and property lines; the corners would serve as the foundation for such a map. Further, remonumenting on a countywide basis would be more economical than contracting out a few corners at a time, and individual surveys would be less expensive if surveyors could rely on monumented corners.

Supporting Argument

The U.S. Bureau of Land Management supports and encourages activities that will lead to a quality land information system (LIS) for the State. The Bureau is developing its own LIS, which will have three major components: 1) spatial information from the public land survey system (PLSS), 2) land conveyancing and tenure information, and 3) cultural and natural resource information. The data contained in the Bureau's LIS will provide the basic foundation for states, counties, and other local governments to develop their own LIS. The Bureau plans to work with certain counties throughout the country to identify their LIS data needs, which

will enhance the Bureau's ability to design such data bases as its Cadastral Survey Data Base, which will contain coordinates and other technical and historic information from the PLSS. The PLSS has been in existence for over 200 years and has provided the basis for the development of manual LISs over many years, and now will provide the foundation for the automation of LISs throughout the country.

Supporting Argument

In addition to raising revenue to implement the county remonumentation program, Senate Bill 381 would increase county revenue from fees paid for recording instruments. Many fees paid to county registers of deeds have not been increased since 1963, and additional revenue is needed.

Response: Although other fees paid to registers of deeds have not been raised since 1963, fees paid for recording deeds, mortgages, and other instruments were last raised in 1984, when the \$5 fee for a first page was increased from \$3 and the \$1 per-page fee for a document assigning or discharging more than one instrument was raised from 50 cents.

Opposing Argument

Property line disputes could result from changes in the location of monuments.

Legislative Analyst: S. Margules
Fiscal Analyst: G. Olson

A8990S380EA

This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.

Office of Land Survey & Remonumentation

LCRC Review Checklist

Note: LCRC's will be reviewed but not filed until review of the Work Progress or Completion Report is finalized.

<u>ITEMS TO CHECK</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Full-Size Copy of recorded LCRC	_____	_____	_____
2. Verify the LCRC is recorded with County Register of Deeds Office.			
a. Verify the recording date is the latest date on the form and within current grant year or first two months of subsequent year	_____	_____	_____
b. Check for document record number (Liber & Page)	_____	_____	_____
3. County Name	_____	_____	_____
4. Corner Type – Verify that the corner data, listed in the table, corresponds with the grant application. If not, the corner shall be addressed in the narrative section of the work progress / completion report.			
a. Town	_____	_____	_____
b. Range	_____	_____	_____
c. Corner Code	_____	_____	_____
d. Private Claim Corner	_____	_____	_____

If the position being reported is not a corner “established and monumented” by the United States public land survey then it is not considered part of the program and shall not be filed.

Corners not to be filed include:

- 1/4-corners on west township line
A02, A04, A06, A08, A10, A12
(except where common per the 1833 instructions or later)
- 1/4-corners on north township line
B01, D01, F01, H01, J01, L01
(except where common per the 1850 instructions or later)
- Centers of Sections:
B02, B04, B06, B08, B10, B12,
D02, D04, D06, D08, D10, D12,
F02, F04, F06, F08, F10, F12,
H02, H04, H06, H08, H10, H12,
J02, J04, J06, J08, J10, J12,
L02, L04, L06, L08, L10, L12,
- Property Controlling Corners

NOTE: This is a list of corners not typically established during the GLO survey; however, special instructions may have been provided which direct the federal surveyor to monument non-typical positions. If this is the case the corners shall be included in the remonumentation program. To verify unique corner circumstances it is required that copies of all pertinent documentation be provided with the work progress / completion report and a note referencing the relevant documents be provided in Part “A” of the LCRC. These documents may include but are not limited to the original plat, field note, special instructions, corner history, physical evidence, etc.

YES **NO** **N/A**

Office of Land Survey & Remonumentation

LCRC Review Checklist

- | | | | |
|--|-------|-------|-------|
| 5. Field Survey | | | |
| a. Verify the name of the field surveyor is present | _____ | _____ | _____ |
| b. Check and verify field survey date is within current grant year. If not, the corner shall be addressed in the narrative section of work progress / completion report. | _____ | _____ | _____ |
| 6. Part "A" | | | |
| a. Verify the original GLO corner information is provided. If the position being reported is not a corner "established and monumented" by the United States public land survey then it is not considered part of the program and shall not be filed. | | | |
| i. Type of monument | _____ | _____ | _____ |
| ii. Accessories (witnesses) | _____ | _____ | _____ |
| iii. Name of the surveyor | _____ | _____ | _____ |
| iv. Date (year) of the survey | _____ | _____ | _____ |
| 7. Part "B" | | | |
| a. Review for the related findings associated with the monumentation / remonumentation of the corner. | _____ | _____ | _____ |
| 8. Part "C" | | | |
| a. Check description of monument set or found and accepted; at minimum the monument shall conform to 1970 PA 74, MCL 54.210 | _____ | _____ | _____ |
| b. Check accessories (witnesses) | | | |
| i. At least 4 accessories (witnesses) are provided (<i>Rule 339.17403(8)</i>) | _____ | _____ | _____ |
| ii. Each accessory (witness) contains | | | |
| 1. Direction | _____ | _____ | _____ |
| 2. Distance | _____ | _____ | _____ |
| 3. Detailed description of accessory | _____ | _____ | _____ |
| 9. Certification of the document | | | |
| a. Signed by the field surveyor, as noted above | _____ | _____ | _____ |
| b. Signature date is within current grant year. If not, the corner shall be addressed in the narrative section of the completion / progress report. | _____ | _____ | _____ |
| c. Surveyor's License Number is reported | _____ | _____ | _____ |
| d. Surveyor's stamp / seal and should be present and correspond with the field surveyor, signature, license number, etc. | _____ | _____ | _____ |
| 10. Peer Group approval stamp | | | |
| a. County representative / surveyor signature or initials | _____ | _____ | _____ |
| b. Approval date within current grant year. If not, the corner shall be addressed in the narrative section of the completion / progress report. | _____ | _____ | _____ |

OTHER THINGS TO LOOK FOR:

YES NO N/A

Office of Land Survey & Remonumentation

LCRC Review Checklist

- 1. Common Corner
 - a. Verify receipt of "common" LCRC _____

- 2. Meander Corner (MC) set by GLO
 - a. Not required but it is recommended that sketches be provided on the LCRC which help to clarify the MC position in relation to the waterway and adjoining PLSS corners _____

- 3. Witness Corner (WC) may have been set by GLO but also refers to a position established today due to an original GLO corner no longer being accessible
 - a. For WC set by GLO, the relation (direction and distance) of the WC (set) to the true corner position (not set) shall be provided _____
 - b. If WC set because original GLO corner is no longer accessible, the relation (direction and distance) of the WC (set) to the true corner position (not accessible) shall be provided _____
 - c. Not required but it is recommended that sketches be provided on the LCRC to clarify the WC position in relation to the true corner and adjoining PLSS corners _____

- 4. Other corners at / near water _____

- 5. Other questionable information _____

Online Data Checks – LCRC Listing Report

- 1. Cross Check online pending corner data with LCRC data
 - a. Verify on-line records with the LCRC for:
 - i. County _____
 - ii. Town / Range / Corner Code _____
 - iii. Document Record Number (Liber & Page) _____
 - iv. Surveyor and License Number _____
 - v. Peer Approved Date _____
 - vi. Recorded Date _____

LAND CORNER RECORDATION CERTIFICATE
Filing Requirement of Act 74, Mich. P.A. 1970 as amended

Note: LCRC's will be reviewed but not filed until review of the work progress or completion report is finalized.

For Corners in

County Name

Located In:

Corner Code:

**Verify w/Grant Application & Work
 Progress / Completion Report**

Verify Document Recorded With County

(County)

Register of Deeds Stamp and File Number

1. Public Land Survey		T		R		
		T		R		
		T		R		
		T		R		
2. Property Controlling in Section	S	___	T	___	R	___
	S	___	T	___	R	___
3. Miscellaneous Property in Section	S	___	T	___	R	___
	S	___	T	___	R	___
4. Lot No. _____, Recorded Plat _____						
5. Private Claims						

	A	B	C	D	E	F	G	H	I	J	K	L	M
1													
2		6		5		4		3		2		1	
3													
4		7		8		9		10		11		12	
5													
6		18		17		16		15		14		13	
7													
8		19		20		21		22		23		24	
9													
10		30		29		28		27		26		25	
11													
12		31		32		33		34		35		36	
13													

I, **Name of Surveyor**, in a field survey on **Dated**, do hereby state that under the requirements of P.A. 74, Michigan P.A. of 1970, the corner points mentioned in lines 1 and 2 above were in conformance with the regulations and rules as required in the current manual of survey instructions of the United States Department of the Interior, Bureau of Land Management, or by a decree of a Court of Law and/or the corner points mentioned in lines 3, 4 and 5 above were in conformance with the rules of the Michigan Board of Land Surveyors, or by a Decree of a Court of Law; established, re-established, monumented, recovered, found as expressed below:

NOTE: Not more than 2 corners, all in the same town and range, may be recorded on this certificate.

The text cited below under Part "A", Part "B" & Part "C" is taken directly from CORNERS, MONUMENTS and ACT 74, P.A. 1970 by Norman C. Caldwell, P.S., Chairman, Board of Professional Surveyors and Frank DeDecker, P.S., P.E., Chairman, State Survey and Remonumentation Commission as published in the October 1993 publication of the Michigan Surveyor, Volume 28, Number 4.

A. Description of original monument and accessories and/or subsequent restoration:

IF THE POSITION BEING REPORTED IS NOT A CORNER "ESTABLISHED AND MONUMENTED" BY THE UNITED STATES PUBLIC LAND SURVEY THEN IT IS NOT CONSIDERED PART OF THE PROGRAM AND SHALL NOT BE FILED.

"PART "A": Relate the history of a particular monument beginning with and including a recitation of the original corner, the type of monument placed any references that may have been recorded in the field notes, the name of the Deputy Surveyor, and the date of the field work. In addition, the forms will be reviewed for data from various records such as County Surveyors, private practitioners, Road and Drain Commissions, utility companies and others which link the existing monument to the original corner position. Reference to data which is recovered subsequent to the original Government information may be done by listing name, date, and source. Copies of this data are to be placed in the corner file retained by the peer review group. – ALL INFORMATION OF RECORD (BOTH PUBLIC AND PRIVATE) THAT OCCURRED PRIOR TO THE CURRENT PROFESSIONAL SURVEYOR'S ARRIVAL, ON SITE IS TO BE RECITED."

B. Description of corner evidence found and/or method applied in restoring or reestablishing corner:

"PART "B": Relate the findings, what was done to restore refurbish or reestablish the CORNER and its monument (or marker). The Professional Surveyor currently performing the evaluation is recognized as an expert, should have all possible evidence in hand, and is strongly urged to relate an opinion regarding the validity of the monument or marker recited actually occupying the position of the ORIGINAL GOVERNMENT CORNER (see The Michigan Surveyor, volume 28, number 3, Page 13). That article indicated possible use of the comments in Part "C". However, it may be appropriately utilized in Part "B". – Concurrence by the Peer Review Group should provide additional credibility for the position."

C. Description of monument for corner and accessories established to perpetuate locating the position of the corner:

At a minimum the following shall be included: Description of monument set or found/accepted and 4 accessories (witnesses) each containing a direction, a distance and a description of the accessory

"PART "C": Recite the conditions left by the contract surveyor as they relate to records, monuments (markers), accessories, or other items either found or placed. – In other words, DESCRIBE WHAT THE NEXT SURVEYOR AT THIS SITE SHOULD EXPECT TO FIND, AND WHY IT IS ACCEPTABLE."

Surveyor's Rubber Stamp or Embossed Seal

**Peer Group Approval Stamp
 Date & Signature or Initials of County Representative/Surveyor**

Signed by **Signature of Surveyor** Date: **Dated**
 Surveyor's Michigan License No. **License Number of Surveyor**