



# TAB U

---

## Survey Requirement Language

Updated May 2011



**TO: Licensed Professional Surveyor/Civil Engineer**

**FROM: Office of Legal Affairs**  
**Michigan State Housing Development Authority**

**RE: SURVEY REQUIREMENTS/LANGUAGE TO BE INCORPORATED**  
**ON SURVEY**

Paragraphs (1) and (2) below are to be incorporated, verbatim, on the survey you are preparing for submission to this Agency. You are to prepare an "ALTA/ACSM LAND TITLE SURVEY" in accordance with the Minimum Standard Detail Requirements jointly adopted by the American Land Title Association and the National Society of Professional Surveyors in 2011. The survey you prepare shall also include Item Nos. 1 - 4, 6(b), 7(a) and (b), 8 - 10(a), 11(b), 13 and 16 - 20 of Table A, Optional Survey Responsibilities and Specifications, and shall indicate the location of any wetlands on the property, as well as any party walls affecting any existing structures. The record legal description of the property to be surveyed, all recorded easements, servitudes and covenants affecting the property, and other documents of record will be provided to you by your client.

TO MSHDA, [name of title insurance company], and [name of client(s)]:

- (1) This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(b), 7(a) and (b), 8 - 10(a), 11(b), 13 and 16 - 20 of Table A thereof. The field work was completed on *[insert date]*.
- (2) Further, the undersigned certifies that there are no encroachments across the property except as may be shown; and that this map or plat of the property discloses all of the easements and rights-of-way as set forth in *[insert name of title company]* Title Insurance Commitment/Policy No. *[insert commitment/ policy no.]*.

Date of Map: \_\_\_\_\_

(signed) \_\_\_\_\_

(seal)

Printed Name: \_\_\_\_\_

Registration/License No. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE OF FACTS**

TO: MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

I CERTIFY, that on *(insert date original or first survey was prepared)* \_\_\_\_\_, 20\_\_\_\_, I made an accurate Survey of the property standing in the name of *(insert name of property owner at time survey was prepared)* \_\_\_\_\_ and located at \_\_\_\_\_, \_\_\_\_\_ County, Michigan (the "Property"), and shown on the accompanying Survey entitled: \_\_\_\_\_.

I made a careful inspection of the Property and of the buildings and other improvements located on the Property *(delete if there are no buildings)* at the time of making such Survey, and again on *(insert date of last updated survey or delete if not applicable)* \_\_\_\_\_, 20\_\_\_\_, and on such later inspection I found the Property to be in the possession of *(insert name of property owner at time survey was prepared)*: \_\_\_\_\_.

I further certify as to the existence or nonexistence of the following at the time of my latest inspection:

1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across the Property *(if none, so state)*: \_\_\_\_\_.

2. Springs, streams, rivers, ponds or lakes located on, bordering on or running through the Property *(if none, so state)*: \_\_\_\_\_.

3. Cemeteries or family burying grounds located on the Property *(if none, so state)*: \_\_\_\_\_.

4. Telephone, telegraph or electric power poles, wire or lines located on, over-hanging or crossing the Property *(if none, so state)*: \_\_\_\_\_.

5. Disputed boundaries or encroachments *(if any buildings, projections or cornices or signs affixed to any buildings, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon the Property, specify all such encroachments or if none, so state)*: \_\_\_\_\_.

6. Is there any observable evidence of earth moving work, building construction or building additions, alterations or repairs within recent months? *(if so, identify; if none, so state)*: \_\_\_\_\_.

---

7. Do there appear to be any changes in building or possession lines? *(if the Property is located in an incorporated area, specify as to any walls that are independent walls or party walls and identify all easements of supports or "beam rights"; if the Property is located in an unincorporated area, report specifically how boundary lines are evidenced--by fences or otherwise; if none, so state):*

---

---

---

---

8. Are any changes in street lines either completed or officially proposed? *(if none, so state):*

---

---

9. Is there any observable evidence of site use as a solid waste dump, sump or sanitary landfill? *(if none, so state):* \_\_\_\_\_

---

10. Are there any indications of recent street or sidewalk construction or repair? *(if none, so state):* \_\_\_\_\_

---

---

11. If any zoning or other municipal regulations affect the use of the Property, do the improvements on the Property and the use made of them comply with the zoning or other municipal regulations? *(if not known, so state):* \_\_\_\_\_

---

---

12. If you have any information as to any restrictive covenants on the Property, do the improvements, use and occupancy comply with such covenants? If the Property is subject to any restrictive covenants, obtain and attach a copy of such covenants *(if none, so state):* \_\_\_\_\_

---

---

---

The undersigned acknowledges that any false pretense, including any false statement or representation; or the fraudulent obtaining of money, real or personal property; or the fraudulent use of an instrument, facility, article, or other valuable thing or service pursuant to his/her participation in any Michigan State Housing Development Authority program, is punishable by imprisonment for up to ten (10) years and/or by a fine up to \$15,000.00.

---

Licensed Professional Surveyor or Civil Engineer

**(Please affix seal)**