Property & forest boundaries: Understanding the difference.

MDNR Survey Unit

Presented by: Matt Dontz, P.S. Josh Davidson, P.S.

Professional Surveyor requirements in Michigan.

- 4 year B.S. degree in Surveying
- Pass an 8 hour Fundamentals of Land Surveying Exam
- 4 year experience working directly under a licensed surveyor.
- Pass a 6 hour Principles & Practice of Land Surveying Exam
- Pass a 4 hour Michigan Specific Exam

At our office



Surveyors and Foresters

- Work outdoors Have the best office
- Licensed under Occupational Code –
- Act 299 of 1980
- As Surveyors and Foresters Licensed in the state of Michigan we should know our "Boundaries of Expertise"

Act 299 of 1980

ARTICLE 21

- 339.2101 Definitions.
- Sec. 2101. As used in this article:
- (a) "Forester" means a person who, by reason of his or her knowledge of the natural sciences, mathematics, and the principles of forestry, acquired by forestry education and practical experience, is qualified to engage in the practice of professional forestry.
- (b) "Practice of professional forestry" means professional forestry services, including consultation, investigation, evaluation, planning, or responsible supervision of forestry interns or forest technicians when the professional service requires the application of forestry principles and techniques.
- 339.2105 Plan, map, specification, report or estimate; indorsement by registered forester.
- Sec. 2105. A plan, map, specification, or report issued by a registered forester shall be indorsed with his or her name and certificate of registration number during the life of the certificate of registration. A registered forester shall not indorse a plan, specification, estimate, or map unless the registered forester actually prepared the plan, specification, estimate, or map or was in the actual charge of the preparation of the plan, specification, estimate, or map.

Act 299 of 1980 Article 20

• 339.2001 Definitions.

- Sec. 2001.
- As used in this article:
- (f) "Practice of professional surveying" means providing professional services such as consultation, investigation, testimony, evaluation, planning, mapping, assembling, and interpreting reliable scientific measurements and information relative to the location, size, shape, or physical features of the earth, improvements on the earth, the space above the earth, or any part of the earth, and the utilization and development of these facts and interpretations into an orderly survey map, plan, report, description, or project. The practice of professional surveying includes all of the following:
- (i) Land surveying that is the surveying of an area for its correct determination or description for its conveyance, or for **the establishment or reestablishment of a land boundary** and the designing or design coordination of the plotting of land and the subdivision of land.
- (ii) Geodetic surveying that includes surveying for determination of the size and shape of the earth both horizontally and vertically and the precise positioning of points on the earth utilizing angular and linear measurements through spatially oriented spherical geometry.
- (iii) Utilizing and managing land information systems through establishment of datums and local coordinate systems and points of reference.
- (iv) Engineering and architectural surveying for design and construction layout of infrastructure.
- (v) Cartographic surveying for making maps, including topographic and hydrographic mapping.
- (j) "Professional surveyor" means a person who, by reason of knowledge of law, mathematics, physical sciences, and techniques of measuring acquired by professional education and practical experience, is qualified to engage in the practice of professional surveying.

Definition of Boundary

- Black's Law Dictionary defines a **Boundary** as "... is understood, in general, every separation, natural or artificial, which marks the confines or line of division of two contiguous estates."
- A change in ownership defines a boundary.
- Land boundaries can be marked by monuments, or may not be marked at all

- MSPS is working to educate the public on why and when a professional surveyor is needed
- Surveyors have knowledge of the laws and procedures for locating boundaries
- Only a licensed Professional Surveyor has the authority to establish or reestablish a boundary
- Handheld GPS Everyone is a surveyor

GENERAL LAND OFFICE (GLO) SURVEYS

NOW CALLED BLM

THE WORLD ISN' T FLAT NOR IS IT SQUARE!!!!

- As the original government surveyors laid out each township they were instructed to push the error in their measurements to the North and West tiers of each township.
- Be aware of the last ¼ miles on the N & W sides of the township.
- Be aware of "double corners", standard and closing corners. Make sure you are using the correct corner for the section your working in.

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ORIGINAL **GLO PLAT**

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GLO & SCHAAF FIELD BOOKS FROM 1930' S

FIELD NOTE BOOK

TOWN 26N. RIJW.

FOR DEPARTMENT OF CONSERVATION

STATE OF MICHIGAN

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Importance of GLO Notes

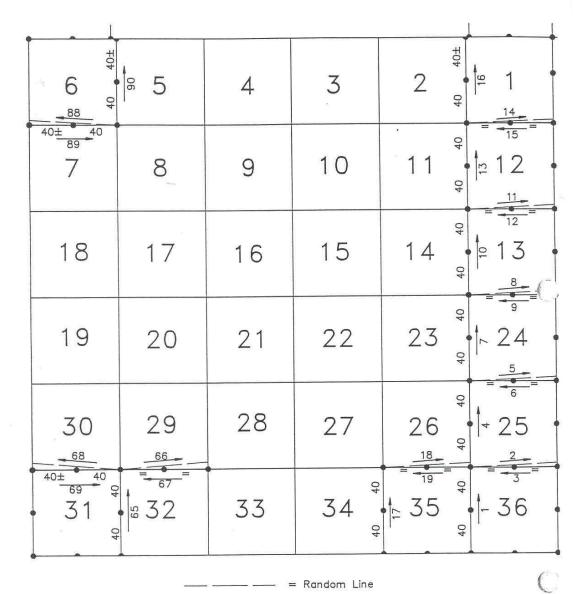
- Witnesses
- Distances ran
- Deflections in lines
- Closing Distances
- Topo Calls
- Line trees

1815 INSTRUCTIONS "B"

Most Common Method seen in GLO Field Notes. J.N.O.

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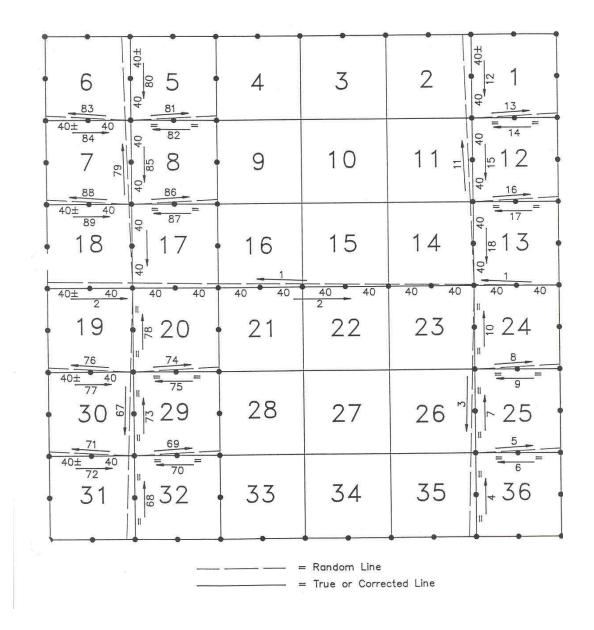
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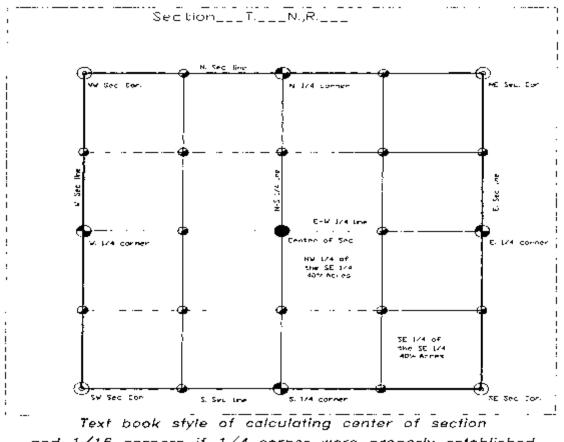
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1850 INSTRUCTIONS



Typical Section

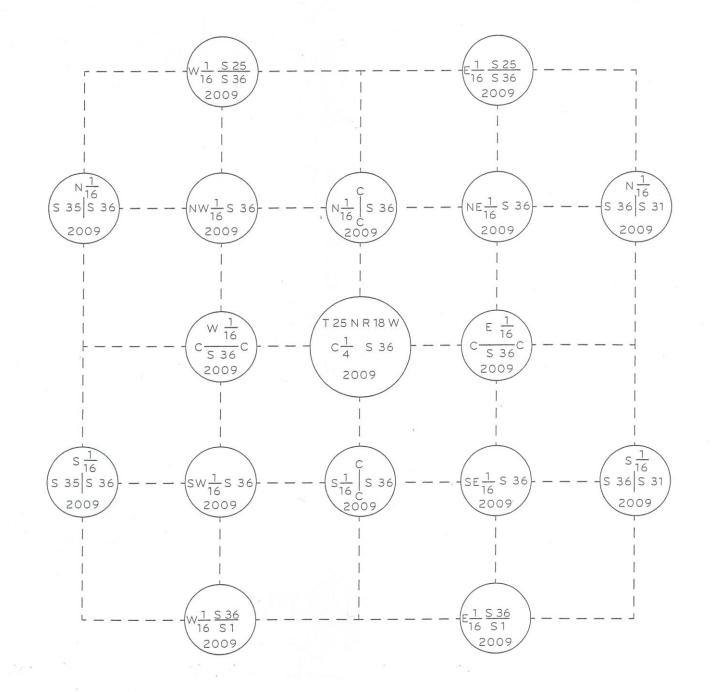


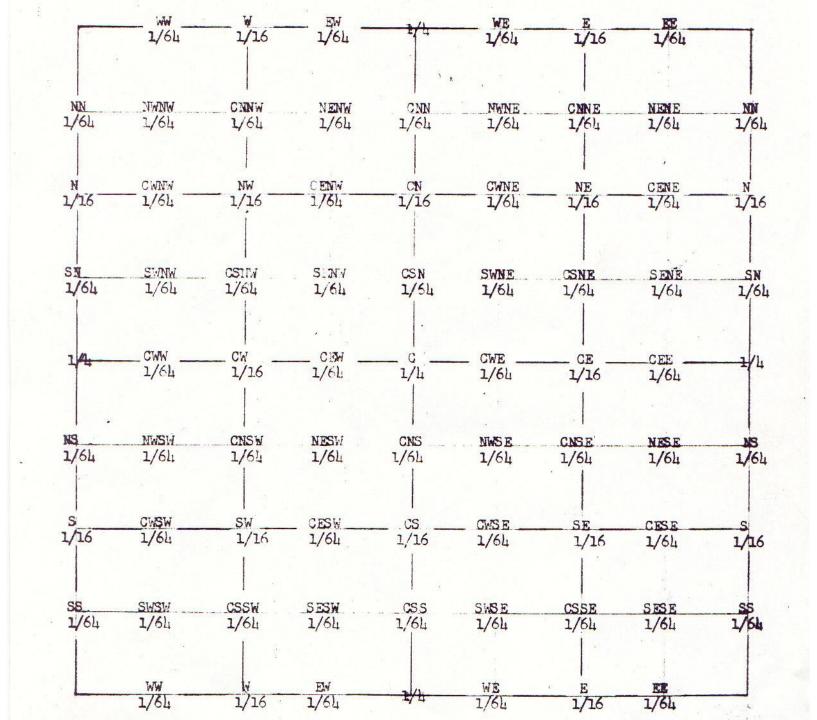
and 1/16 corners if 1/4 corner were properly established.

Conter of section: Is palled at the intersector of the N-S quanter line and the L-W quarterline

1/16 carper on a 1/4 line: Is place midway and online between a 1/4 content and the center of section.

Center 1/16 corner: Is paired at the intervection of the two 1/16 lines.





UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

IDENTIFICATION OF CORNERS ON SUBDIVISION OF SECTION LINES

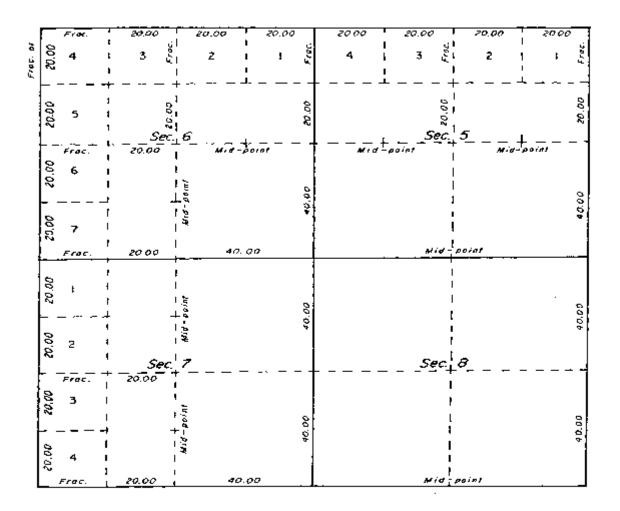
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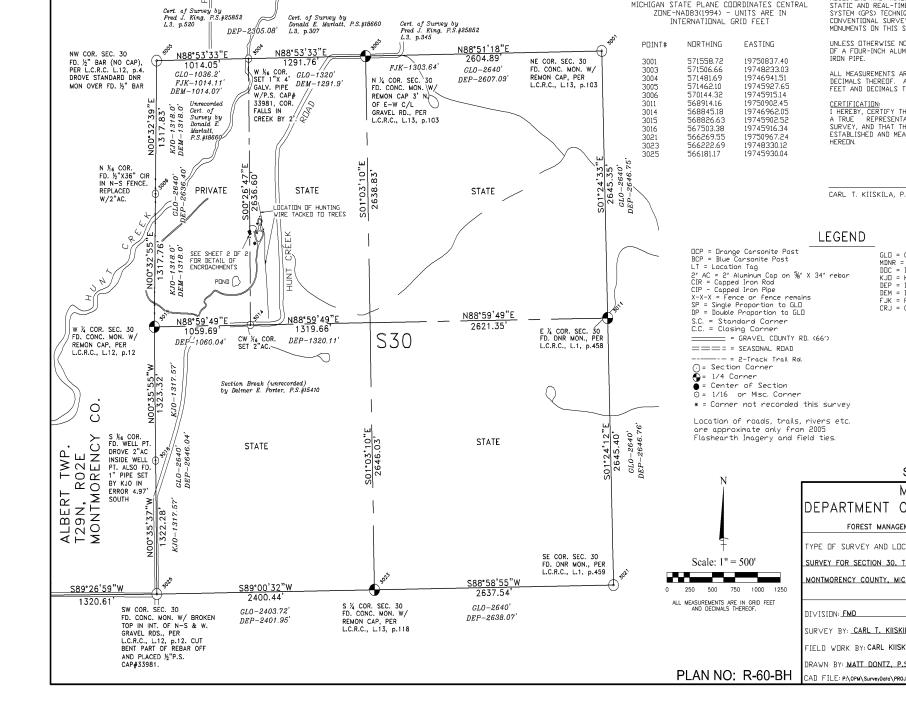
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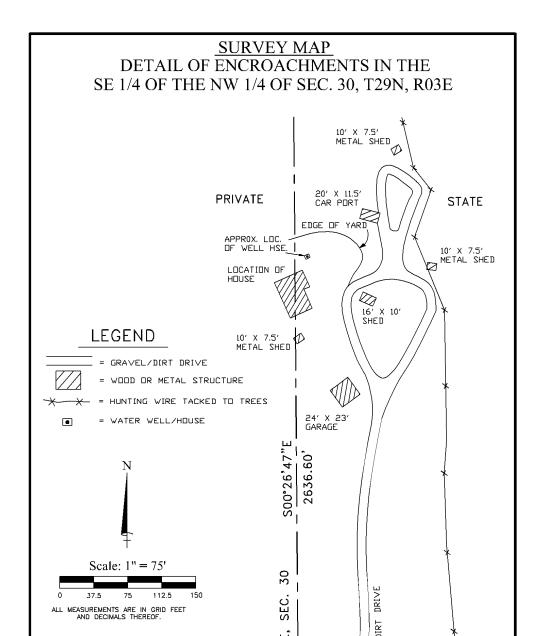
If 1/1024 corners are established they will be marked 1/1024 only

See figs. 65 & 66 MANUAL OF SURVEYING INSTRUCTIONS, 1973, for marks on the monuments

"Run Out" Sections



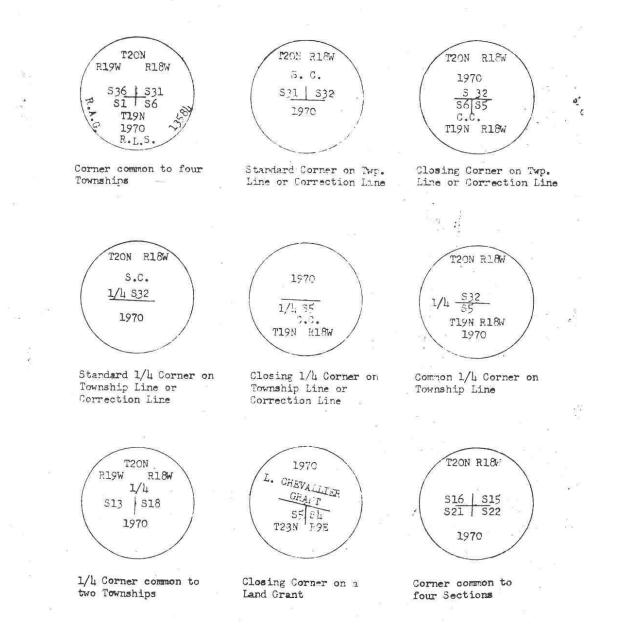




N.88.02. 1.40 20.00 50.50 36 28.15 33.62 54.19 33.42 39 Sec. A.058. 4 45. So NO) 41.53 N.S.S. 00 V. 912 ord con 5 88: 0

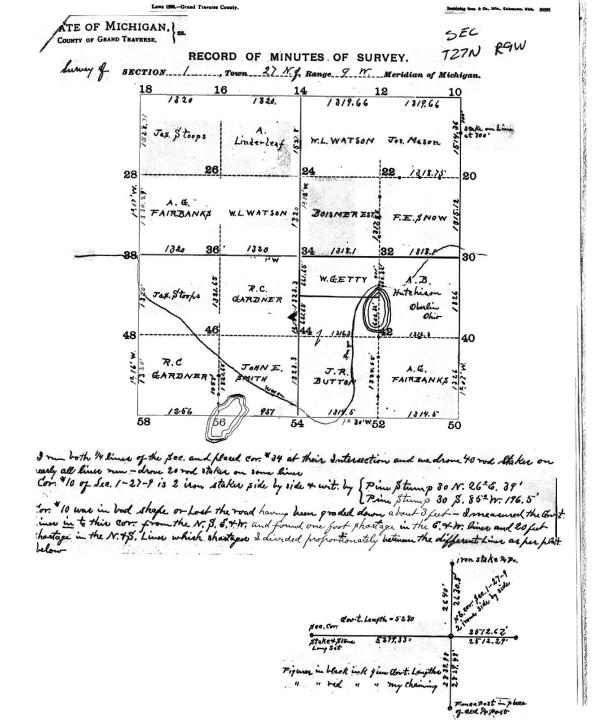
TYPICAL STAMPING OF ER/SS CAPPED SURVEY MONUMENTS

Used by Robert A. Griffin, Calastral Surveyor, U.S. Forest Service Huron-Manistee National Forest, Michigan. Monuments are stamped with the year, surveyor's initials and registration number.



CORNER EVIDENCE

ORIGINAL GLO AND COUNTY SURVEYOR



REMAINS OF 1852 GLO BT -WPS AT N 1/4, SEC. 36 T27N, R5W, KALKASKA CO., MI

FLAGGING ON AXED MEASURING NOTCH



GLO PINE BT STP. WITH FACE-

S. SIBLEY-1837

SE COR. SEC. 27, T19N, R12W, LAKE CO., MI



1896 TULLER STAKE POINT AT

C 1/4 SEC. 25 T26N, R13W



1915 County Surveyor Yellow Pine Witness Stump



1915 County Surveyor Stake

Oscoda County



CHISELED STONE BY WILLIAM SLAWSON-1876

E 1/4 SEC. 12, T27N, R9W

GRAND TRAVERSE CO., MI



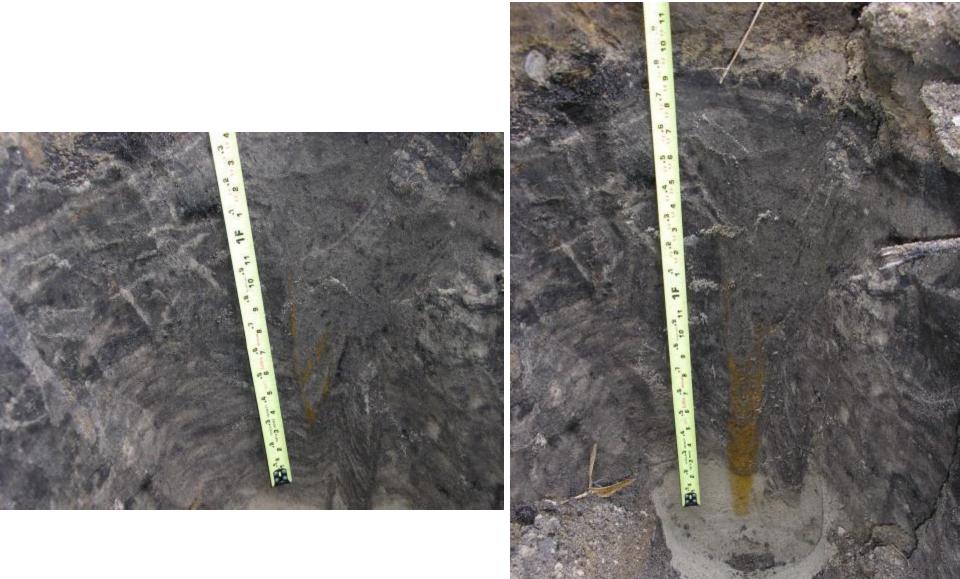
Stake Shadow



Crockery & Stake Shadow



Stake Shadow







Survey Information

Information Sources

- Register of Deeds
 - GLO Notes & plats
 - County Surveyor Records
 - Act 74-LCRC' s
 - Sec. 3. 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.
 - Act 132-Cert. Surveys
 - Equalization office
 - Deeds
 - DNR Survey Records

OLD STYLE CORNER RECORD-BEFORE 1972

STATE OF MICHIGAN DEPARTMENT OF NATURAL RESOURCES

LAND CORNER RECORD

BENZIE COUNTY

T 26 N R 13 W

DESCRIPTION OF CORNER	S 1/4 corner Sec. 7		
CORNER MONUMENT	Set DNR Monument & Cedar	Guard Post	
DATE MONUMENT PLACED AND WITH	NESSED	4-24-72	<u> </u>
WITNESSES TO CORNER	8" Maple	S 18 W	23.5'
N	16" B. Cherry	N 23 E	42.0'
7	.7" Maple	<u>N 82 E</u>	348'
CIRCLE CORNER REGISTERED			

DESCRIPTION IN DETAIL AS TO HOW CORNER WAS LOCATED AND IDENTIFIED OR RESTORED.

Corner reestablished single proportion to U.S. between recovered Section Corners to E & W. Corner fence post (Fence W & Irregular S) Approx. 20' S & 14'E.



al 7.A SIGNED DATE

REGISTERED LAND SURVEYOR

5-23-72

12028

County Courthouse Area Forester (Regions I & II) District or Region Surveyor Forestry Div., Lansing

LAND CORNER RECORDATION CERTIFICATE

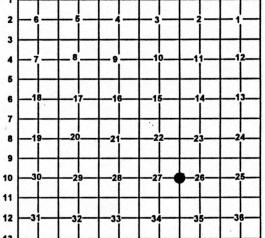
Filing Requirement of Act 74, Mich. PA 1970

For Corners In: Benzie		Located In		Corner Code #	
(County)					
1. Public Land Survey		T <u>26N</u> T	R <u>13W</u> R	<u>I-10</u>	
2. Property Controlling in Section	S	т	R		
	S	тт	R		
3. Miscellaneous Property in Section	S	т	R		
	s	т	R		
4. Lot No:	Recorded Plat:				
5. Private Claims:					

I, Craig W, McVean, in a field survey on Nov. 4, 1999 do hereby state that under requirements of PA 74, Michigan PA of 1970, the corner points mentioned in lines 1 and 2 above were in conformance with regulations and rules therefore 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 that 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.

LIRER 2 PAGE 283 STATE OF MICHIGAN BENZIE COUNTY RECORDED 12 JAN 2000 9:23:21 AM MICHELLE R. GRAY REGISTER OF DEEDS # PAGES DOC **Register of Deeds Stamp & File Number** G н - 1 J ĸ L м D Е F



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

I-10-GLO-Pine 36" 1/4 Sec. Cor. - Alvin & Austin Burt - 1839

Hemlock 15" N60°E 21 L.

-Chicago & West Michigan Railway Co. - 1891 Plans 784' S. to CL. Railway

-C.P. Tuller - 1896 - BK 4B, P. 274 - FND. The W. Pine Stp.

and the Stp. of the Hem. Wit. tree

-LCRC L. 1, P. 155 – C.F. Roser – 1981

FD. 36" x 6.5' W. Pine stub with real old N-S. B-W fence remains on it. There is a possible Hem. Hummock site N60°E

14' Corner also fits 1891 Chicago & West Mich. R.R. tie of

(784' - Rec.) 785.9' + comp. S. to ctr. of existing RR tracks. There is an old E-W (shewed) fence, mostly down, 50'+ S of 36" W. Pine stub. The fence goes E'ly a short distance to swp. & W'ly (mostly gone) 1/2 mile. Accept 36" WPS for 1/4 Cor. Drove DNR Mon. on 1" x 30" pipe inside 1'1/4" x 36" pipe in ctr. of cut off stump remains of 36" P. stb. -11" W. Pine S28°E 43.7'. 26" W. Pine Stp. N61°E 45.5', 22" W. Pine S29°W 68.8', 10" Cedar S51°W 71.5'.

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

<u>I-10</u>-GLO-Pine 36" ¼ Sec. Cor. – Alvin & Austin Burt - 1839 Hemlock 15" N60°E 21 L.
-Chicago & West Michigan Railway Co. – 1891 Plans 784' S. to CL. Railway
-C.P. Tuller – 1896 – BK 4B, P. 274 – FND. The W. Pine Stp. and the Stp. of the Hem. Wit. tree
-LCRC L. 1, P. 155 – C.F. Roser – 1981 FD. 36" x 6.5' W. Pine stub with real old N-S, B-W fence remains on it. There is a possible Hem. Hummock site N60°E

14'. Corner also fits 1891 Chicago & West Mich. R.R. tie of

(784' – Rec.) 785.9' \pm comp. S. to ctr. of existing RR tracks. There is an old E-W (shewed) fence, mostly down, 50' \pm S of 36" W. Pine stub. The fence goes E'ly a short distance to swp. & W'ly (mostly gone) ½ mile. Accept 36" WPS for ¼ Cor. Drove DNR Mon. on 1" x 30" pipe inside 1 ¼" x 36" pipe in ctr. of cut off stump remains of 36" P. stb. -11" W. Pine S28°E 43.7', 26" W. Pine Stp. N61°E 45.5', 22" W. Pine S29°W 68.8', 10" Cedar S51°W 71.5'.

B. Description of corner evidence found and/or method applies in restoring or re-establishing corner:

<u>I-10</u>-1/4 corner common to Sec. 26 & 27 – FND. 4" DNR alum. cap on 1" iron pipe in CL. 36" W. Pine stub w/ 6' dia. Root base per Roser LCRC. Old down fence wire is N-S through stub. DNR mon. accepted as careful & faithful perpetuation of the position of the original corner.

Ratifie	d by Peer Grou	р
In acc	ordance with P.	A. \$45
Chairmar	ordance with P.	-16
Date	11/3/1999	0

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

1-10-4" DNR Alum. Cap on 1" x 30" iron pipe inside 1 1/4" x 36" iron pipe in CL of 36" W. Pine stp. Stub.

Add Blue Carsonite Post 2' SW N74°E 19.62' to set N & T in S Side 9" W. Pine scribed 'XBT' N2°W 29.81' to set N & T in W Side 8" W. Pine scribed 'XBT' S30°E 44.33' to set N & T in SW Side 19" W. Pine (CFR) S23°W 69.47' to set S & T in W Side 28" W. Pine (CFR) S45°W 71.87' to set N & T in SE Side 12" Cedar fd. scribed '1/4 NBT' (CFR)



Signed by:

Juing W. Mc Van

Date:

LAND CORNER RECORDATION CERTIFICATE Filing Requirement of Act 74, Mich. PA 1970

For Corners In: Benzie (County)		Located In			Corner Code #	L. 1, P.405		
1. Public Land Survey			Т		R			3/30/2000
2. Property Controlling in Section	S	25	тт	26N	_ R	13W	4	5/50/2222
3. Miscellaneous Property in Section	S S S	25	_ Т _ Т _ Т	26N	_ R _ R _ R	13W	5	Register of Deeds Stamp & File Number
4. Lot No:	Recorded Plat:							
5. Private Claims:								2 6 6 6 6 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7

I, Craig W. McVean, in a field survey on Sept 8, 1998 do hereby state that under requirements of PA 74, Michigan PA of 1970, the corner points mentioned in lines 1 and 2 above were in conformance with regulations and rules therefore 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 that 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.

A. Description of original monument and accessories and/or subsequent restoration: 5 - None 4 - None

OF MICH



B. Description of corner evidence found and/or method applies in restoring or re-establishing corner: 4 - NW 1/16 cor. Sec. 25 - Corner in cedar swamp.

- Set 2" Alum. Cap on 5/8" x 34" Rebar per standard BLM procedure.
- 5 CN 1/16 Cor. Sec. 25 Set 2" Alum. Cap on 5/8" x 34" Rebar per standard BLM procedure.

C. Description of monument for corner and accessories established to perpetuate locating the position of the corner: 4 - 2" Alum. Cap. on 5/8" x 34" Rebar

Set Blue Carsonite Post 1' SW N70°E 26.16' to N & T in SE side 6" Cedar N52°W 13.35' to N & T in SW side 6" Cedar S40°W 10.00' to N & T in SE side 9"W. Birch S20°E 21.49' to N & T in E side 3" Fir

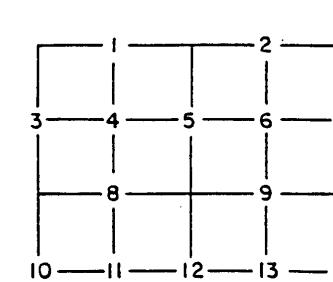
4

16

5 - 2" Alum. Cap on 5/8" x 34" Rebar. Added broken glass around and set Blue Carsonite Post 1' SE. S19°E 21.72' to N & T in W. side 42" R. Oak N83°W 15.83' to N & T in S. side 4" R. Oak N60°E 40.77' to N & T in SE side 14" S. Maple S85°E 18.76' to N & T in S side 4" W. Pine

Oriving M. Mellen Date: 3/29/ Signed by: Surveyor's Michigan Licerse No .: 39088

2000



5

LCRC-1/16 **CORNERS**

USEFUL SITES

- -BLM SITE: (<u>http://www.glorecords.blm.gov</u>)
- -FLASHEARTH: (http://www.flashearth.com)

-RECORDED PLATS:

http://www.dleg.state.mi.us/platmaps/sr_subs.asp

-LAND CORNER RECORDS:

http://www.dleg.state.mi.us/remon/sr_remon.asp

-MDOT MAPS:

http://mdotwas1.mdot.state.mi.us/public/ROWFiles/index.cfm

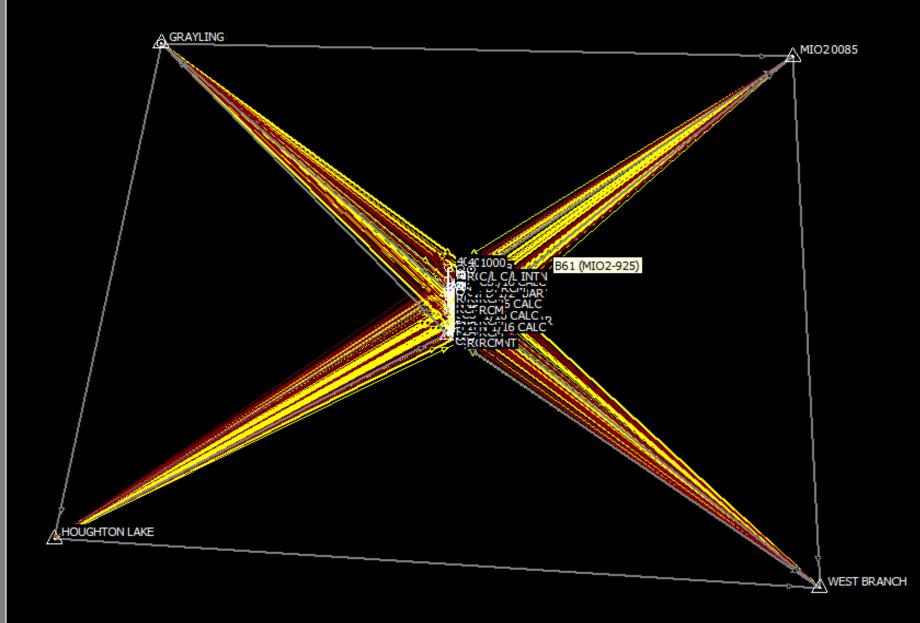
Differences between Survey grade GPS & Mapping grade.



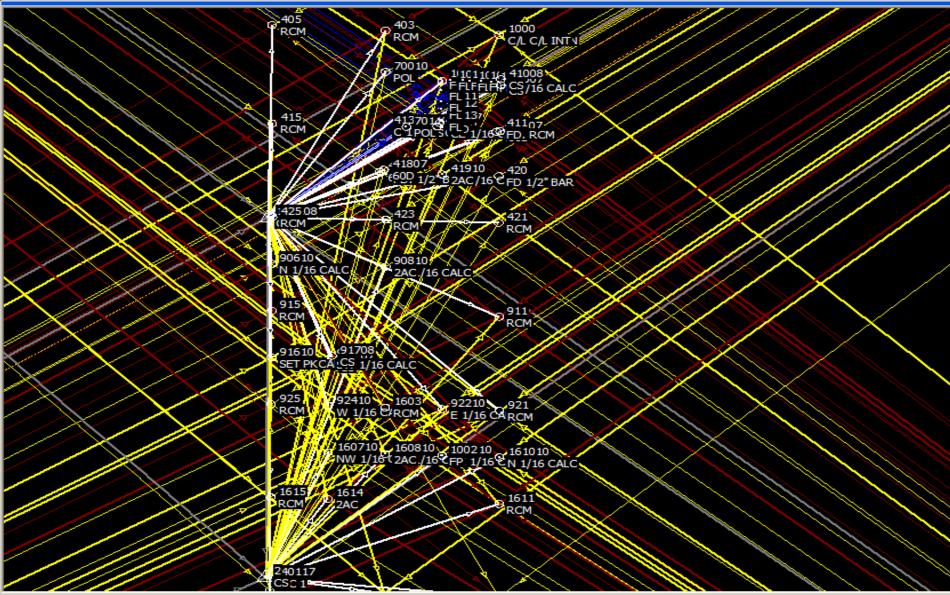
RTK Survey grade GPS Base Station & Rover

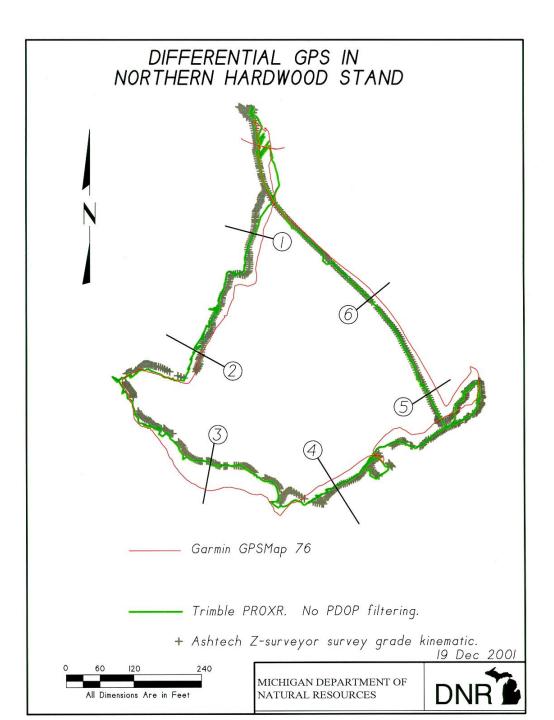


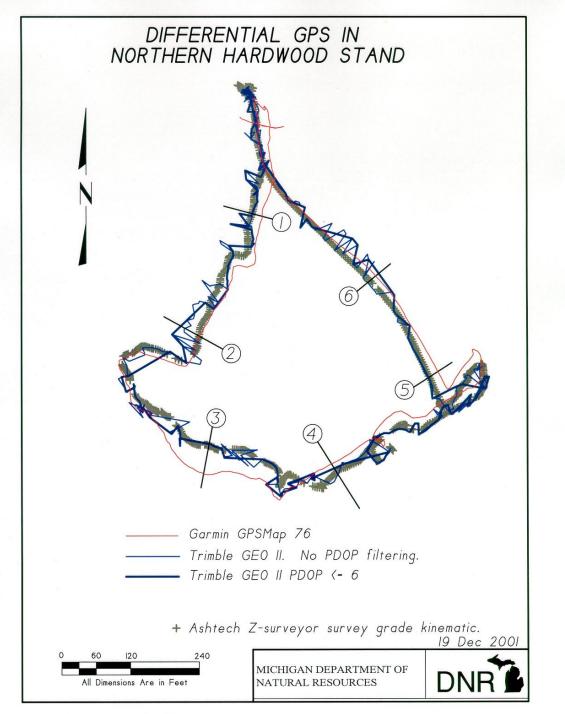
GPS PROCESSING

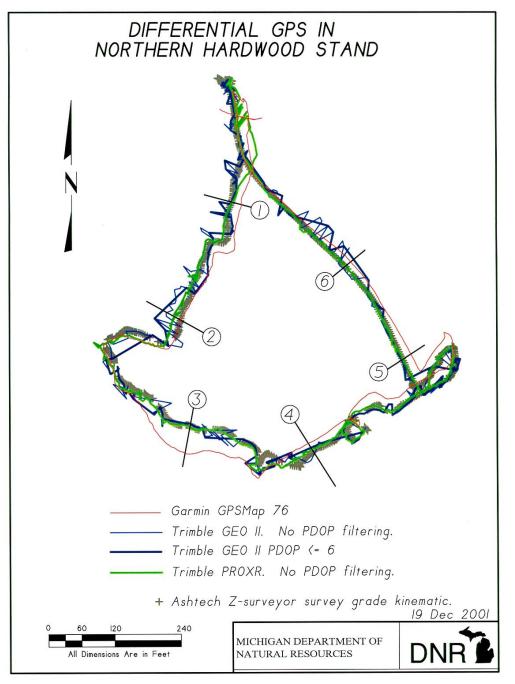


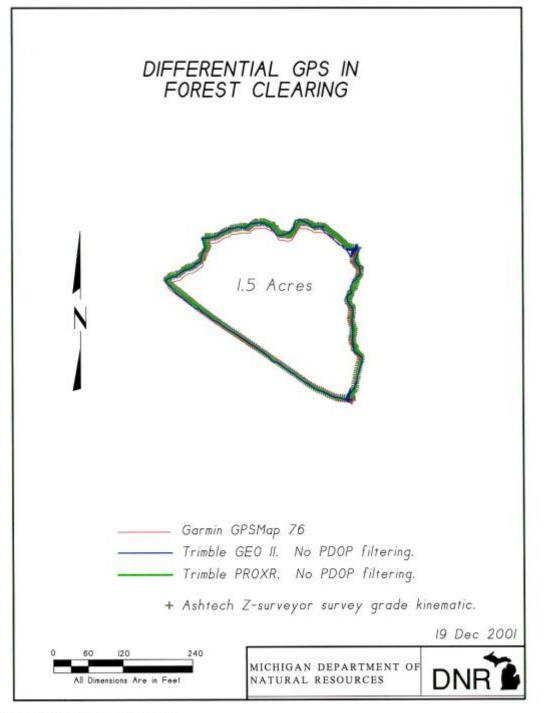
GPS PROCESSING











C.tazyazkosiD/AWWG/SWISCidgpetert_presselation_class voil 1/8/2002

Upgrading Corner



Updated Corner



BEARING TREE

Paint Blazes and nail 4" Ring min.



- GLO Bearing Tree
- 10" Sugar Maple
- September 26, 1850
- Living until fall 2011
- August 7, 2012 cut
- 36" DBH
- 200+ estimated age
- Corner common to Sections 8, 9, 16, & 17, T28N, R7W



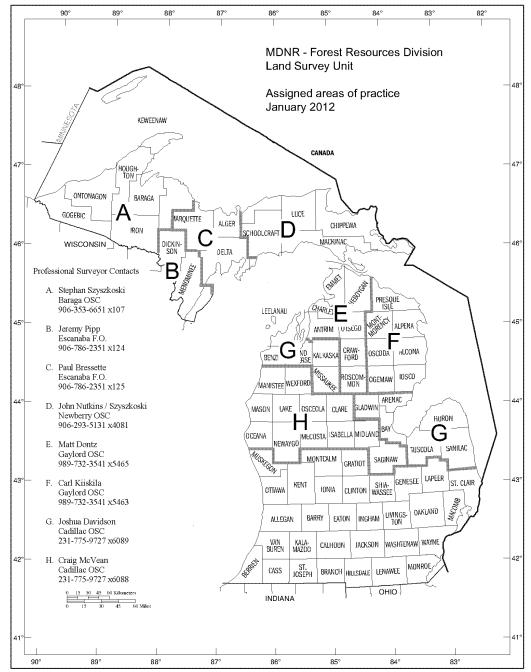
Milling Butt Log



GLO Scribing found in log



MICHIGAN - Counties



U.S. Census Bureau, Census 2000

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