

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND NINTH LEGISLATURE

Legislative Document

No. 286

H. P. 241

House of Representatives, February 2, 1979

Referred to the Committee on Energy and Natural Resources. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mr. Brown of Livermore Falls.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-NINE

AN ACT Relating to Recording of Land Subdivision Plans.

Be it enacted by the People of the State of Maine, as follows:

30 MRSA § 4956, sub-§ 4, 3rd sentence, as repealed and replaced by PL 1971, c. 454, is amended to read:

No subdivision plat or plan shall be recorded by any register of deeds which has not been approved as required, **and which plan does not bear the seal and signature of a Maine registered land surveyor.**

STATEMENT OF FACT

This bill will require that all subdivision plans bear the seal and signature of the surveyor under whose supervision the plan was prepared before the plan may be recorded in the appropriate county registry of deeds. Presently, subdivision plans are being prepared by persons who do not identify themselves or take the responsibility for preparing the subdivision plat. Further, these plans are ill-prepared without proper surveying techniques and will only cause harm to unsuspecting future lot owners desiring to know their limits of fee ownership within the subdivision bounds.

By not allowing unsigned or unsealed plans into the registry of deeds, the public will be assured that these plans cannot be referred to, or used in any way, in an instrument to convey title to real property. The public will be further assured by knowing the person to which recourse may be had in the establishment of the lot lines within the subdivision.