

MAINE STATE LEGISLATURE

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L.D. 461

STATE OF MAINE
SENATE
110TH LEGISLATURE
FIRST REGULAR SESSION

(Filing No. S-76)

COMMITTEE AMENDMENT "A" to S. P. 183, L.D. 461, Bill,
"AN ACT Further Amending the Planning and Zoning Statute."

Amend the Bill by striking out everything after the
enacting clause and inserting in its place the following:

'Sec. 1. 30 MRSA §4956, sub-§4, 3rd sentence, as repealed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 meets the
minimum standards of section 4960.

Sec. 2. 30 MRSA §4960 is enacted to read:
§4960. Minimum standards for recording a subdivision plat
or plan

1. Minimum standards. Subdivision plats and plans must
meet the following minimum standards, ~~counties,~~
municipalities and other state statutes may require stricter
standards.

2. Material. All plats or plans shall be drawn with
ink upon strong linen cloth or polyester film with archival
photographic image.

3. Caption. The plat or plan shall have a title or
name which shall be contained in the caption and the caption
shall also provide the following information:

A. County, city, town or village, land district and
land lot. If the property lies within a particular
subdivision, the subdivision shall also be given;

B. The date of plat or plan preparation;

C. The scale shall be stated; and

D. The name and signature of the person who prepared the plat or plan and the person under whose direction the field measurements were made.

4. Size. Plats or plans prepared for recording in the registry of deeds shall not be less than 8 1/2 inches by 11 inches and not larger than 24 inches by 35 inches.

5. Data. Plats and plans shall be made in accordance with the standards of good drafting procedures and shall show the following information:

A. The direction and distance from a permanent point of reference to a point on the boundary of the individual survey, and such additional data as may be required to reestablish the boundary point from the point of reference with the same degree of accuracy required of the parcel survey;

B. Bearings of all lines or angles at all corners and angle points of the boundary or lot lines, and distances of all boundary or lot lines and area of the parcels expressed in acres, square feet or square meters;

C. The width of all recorded rights-of-way adjacent to or crossing the property;

D. Easements and apparent encroachments;

E. In the case of curved lines, pertinent data, such as radius, arc length, delta angle, chord length, chord bearing and tangent, must be given for both regular and

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irregular curves.

F. All land lot lines, land district lines, land section lines and city and county boundaries intersecting or adjacent to the property shall be indicated by lines drawn upon the plat or plan with appropriate words and figures.

G. All corner markers and markers of pertinent reference shall be fully described. Monuments and markers found on site shall be fully described and recorded on the plat or plan. Description of markers and monuments shall indicate their material or type and shall be constructed of a permanent material, such as iron, steel, concrete or stone. Markers or monuments established by or under the direction of a registered land surveyor shall have that individual's registration number permanently affixed thereon.

H. An arrow shall be shown on the plat or plan to indicate the principal meridian, and a notation shall be made as to the reference of bearings to magnetic north, astronomic north or grid north. A grid north reference shall indicate the zone.

I. All linear distances shown on plats or plans shall be horizontal. Distances based upon the state grid system shall be stated as ground level distances. The grid factor used shall be stated on the plan or plat.

J. All angular directions shown on plats or plans shall

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be represented in degrees and minutes. Where plats state or surveys require accuracy in excess of one in 5,000, the angular direction shall be represented in degrees, minutes and seconds. All angular directions shall be referenced to the principal meridian;

K. A statement shall be shown on the plat or plan to indicate the type of equipment used to obtain the linear and angular measurement used in the preparation of the plat or plan; and

L. All plats or plans shall show the state plain coordinates of at least 2 permanent monuments thereon, when a national geodetic survey monument is within 500 feet of any point on the property mapped or platted or any point of reference shown thereon.

Sec. 3. Effective date. This Act takes effect

January 1, 1982.'

Statement of Fact

The purpose of this / ^{amendment} is to require that all sub-division plats and plans required under the municipal sub-division law meet minimum standards before being recorded.

Reported by the Committee on Energy and Natural Resources.
Reproduced and distributed pursuant to Senate Rule 11-A.
March 26, 1981 (Filing No. S-76)