

# MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION  
2

3 ONE HUNDRED AND ELEVENTH LEGISLATURE  
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5 Legislative Document

No. 293

6  
7 H.P. 246

House of Representatives, January 26, 1983

8 Received by the Clerk of the House on January 26, 1983. Referred to the  
9 Committee on Local and County Government, and ordered printed pursuant  
10 to Joint Rule 14.

EDWIN H. PERT, Clerk

Presented by Representative Mitchell of Freeport.

Cosponsor: Representative Michaud of E. Millinocket.

11  
12 STATE OF MAINE  
13

14 IN THE YEAR OF OUR LORD  
15 NINETEEN HUNDRED AND EIGHTY-THREE  
16

17 AN ACT to Establish Minimum Standards  
18 for the Recording of Plats and Maps in  
19 Registries of Deeds.  
20

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

23 Sec. 1. 30 MRSA c. 239, sub-c. IV-A is enacted  
24 to read:

25 SUBCHAPTER IV-A

26 PLATS

27 §4911. Preparation, contents and recording of maps  
28 and plats; minimum standards and specifica-  
29 tions

30 1. Recording of plats or maps. The register of  
31 deeds shall record in his office maps or plats relat-  
32 ing to real estate in the county.

1           2. Standard for plats or maps. Maps or plats to  
2 be recorded in the registry of deeds shall be pre-  
3 pared in accordance with the following minimum stan-  
4 dards and specifications.

5           A. Materials to be used and standards to be fol-  
6 lowed are as follows.

7                   (1) Any maps or plats shall have a good  
8 legible print, such as a blue, white or  
9 other commercial print reproduced from a  
10 tracing made in India ink on a commercial  
11 grade of tracing cloth, tracing film or  
12 tracing paper.

13                   (2) The minimum line widths and letter or  
14 character heights delineated on maps or  
15 plats shall be as follows:

16                           (a) Maps or plats drawn on 8 1/2  
17 inches by 11 inches or 8 1/2 inches by  
18 14 inches tracings shall have a minimum  
19 line width of 0.010 inches and a mini-  
20 imum letter or character height of 0.080  
21 inches;

22                           (b) Maps or plats drawn on 11 inches  
23 by 17 inches tracings shall have a min-  
24 imum line width of 0.010 inches and  
25 minimum letter or character height of  
26 0.090 inches; or

27                           (c) Maps or plats drawn on 17 inches  
28 by 22 inches or 24 inches by 36 inches  
29 tracings shall have a minimum line  
30 width of 0.013 inches and a minimum  
31 letter or character height of 0.090  
32 inches.

33                   (3) In counties using microfilming proce-  
34 dures, when a map or plat is recorded, the  
35 original tracing, which may not be larger  
36 than 24 inches by 36 inches, shall be sub-  
37 mitted to the register for microfilming and  
38 a legible print, which may not be larger  
39 than 17 inches by 22 inches, shall be  
40 recorded; provided that a full-size positive

1 print of the original may be tendered and  
2 used for microfilming. The register shall  
3 enter the recording date, plat booknumber  
4 and page number on the original tracing and  
5 return the tracing to the land surveyor or  
6 to the person recording it.

7 B. The maps or plats shall have a title or name  
8 which shall be contained in the caption. The  
9 caption shall provide the following information:

10 (1) The county, city, town, village or  
11 unorganized territory and subdivision, if  
12 the property lies within a particular sub-  
13 division;

14 (2) The date of plat preparation;

15 (3) The scale, stated and shown graphi-  
16 cally; and

17 (4) The name of the land surveyor and his  
18 registration number.

19 C. Maps or plats may not be less than 8 1/2  
20 inches by 11 inches and not larger than can be  
21 recorded without folding.

22 D. Maps or plats shall be made in a professional  
23 manner and in accordance with the standards of  
24 good drafting procedures and shall show the fol-  
25 lowing information, as specified.

26 (1) All maps or plats shall show the direc-  
27 tion and distance from a point of reference  
28 to a point on the boundary of the individual  
29 survey, and such additional data as may be  
30 required to relocate the boundary point from  
31 the point of reference with the same degree  
32 of accuracy required of the parcel surveyed.  
33 The point of reference shall be an estab-  
34 lished, monumented position which can be  
35 identified or relocated from maps, plats or  
36 other documents on public record.

37 (2) All maps or plats of boundary surveys  
38 or subdivision surveys shall show bearings

1 of all lines or angles at all corners and  
2 angle points of the boundary or lot lines,  
3 and distances of all boundary or lot lines,  
4 and area of the parcels expressed in acres  
5 or square feet.

6 (3) All maps or plats of boundary surveys  
7 shall show the closure precision of the  
8 field survey as the ratio of one foot to the  
9 traversed distance in which an error of one  
10 foot would occur and a statement as to the  
11 method adjustment. The closure may be stated  
12 as follows:

13 "The field data upon which this map or plat  
14 is based has a closure precision of one  
15 foot in \_\_\_\_\_ feet, and an angular error  
16 of \_\_\_\_\_ per angle point, and was adjusted  
17 using \_\_\_\_\_ rule."

18 (4) All maps or plats of boundary surveys  
19 shall show the closure precision of the data  
20 shown on the map or plat. The closure may  
21 be stated as follows:

22 "This map or plat has been calculated for  
23 closure and is found to be accurate within  
24 one foot \_\_\_\_\_ feet."

25 (5) All maps or plats shall show the width  
26 and the former widths, if pertinent, of all  
27 rights-of-way adjacent to or crossing the  
28 property or adjacent to any point of refer-  
29 ence.

30 (6) All maps or plats shall show easements  
31 and apparent encroachments, if pertinent.

32 (7) In the case of curved lines, pertinent  
33 data must be given for regular curves.  
34 Chord distances and directions shall be  
35 given for irregular curves.

36 (8) All land lot lines, land district  
37 lines, land section lines and city and  
38 county boundaries intersecting or adjacent  
39 to the surveyed property shall be indicated

- 1                   by lines drawn upon the map or plat with  
2                   appropriate words and figures.
- 3                   (9) All corner markers of pertinent refer-  
4                   ence points shall be fully described and  
5                   indicated as to their material or types and  
6                   shall be constructed of a permanent mate-  
7                   rial, such as iron, steel, concrete or  
8                   stone.
- 9                   (10) An arrow shall be shown on the map or  
10                  plat to indicate the principal meridian,  
11                  and a notation shall be made as to the ref-  
12                  erence of bearings to magnetic north,  
13                  astronomic north or grid north. A grid  
14                  north reference shall indicate the zone.
- 15                  (11) All linear distances shown on maps or  
16                  plats shall be horizontal.
- 17                  (12) All angular directions shown on maps  
18                  or plats shall be represented in degrees and  
19                  minutes. Where plats state or surveys re-  
20                  quire accuracy in excess of 1 in 5000, the  
21                  angular directions shall be represented in  
22                  degrees, minutes and seconds. All angular  
23                  directions shall be referenced to the prin-  
24                  cipal meridian.
- 25                  (13) A statement shall be shown on the map  
26                  or plat to indicate the type of equipment  
27                  used to obtain the linear and angular mea-  
28                  surements used in the preparation of the map  
29                  or plat.
- 30                  (14) All maps or plats shall show the state  
31                  plane coordinates of at least 2 permanent  
32                  monuments thereon, when a National Geodetic  
33                  Survey monument is within 500 feet of any  
34                  point on the property mapped or platted, or  
35                  any point of reference shown thereon.
- 36                  3. Higher standards unaffected. The require-  
37                  ments of this section do not in any way modify or  
38                  change any specific provisions in county, municipal  
39                  or other state statutes and regulations which require  
40                  higher minimum standards and specifications, in which  
41                  case those specific provisions shall govern.

1     §4912. Binders; index books

2           1. Binders. The register of deeds in each  
3 county shall provide appropriate binders, not less  
4 than 18 inches by 24 inches in size, in which the  
5 maps or plats or prints thereof shall be placed with-  
6 out the necessity of folding in any manner. Any  
7 registry using microfilm procedures shall take the  
8 necessary steps to assure access to these maps or  
9 plats by the public.

10           2. Index book. The register of deeds of each  
11 county shall provide himself with an appropriate  
12 index book in which he must index all maps or plats  
13 under the caption or name of the subdivision, if any,  
14 and under the name of the owner or owners of the  
15 property mapped or platted.

16           3. Time recording. The register of deeds shall  
17 note the date and time of recording of a plat on the  
18 face of the plat.

19     §4913. Effect on legal descriptions

20           Failure to meet the requirements of this sub-  
21 chapter or the recording of an improper plat by the  
22 register shall not, in and of itself, affect or  
23 invalidate any legal description or legal instrument  
24 based on that plat.

25     §4914. Effect on prior maps or plats

26           Nothing in this subchapter may be deemed to  
27 invalidate any map or plat made prior to January 1,  
28 1984, nor may anything in this subchapter be deemed  
29 to require the register of deeds to prepare or main-  
30 tain a record of each individual land lot for any  
31 plat of survey recorded in his office prior to Janu-  
32 ary 1, 1984.

33           Sec. 2. Effective date. This subchapter shall  
34 take effect on January 1, 1984.

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STATEMENT OF FACT

The purpose of this bill is to establish detailed minimum standards for the preparation of maps or plats that may be recorded with registers of deeds.

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