

1987 Senate Bill 431

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## 1987 Wisconsin Act 390

AN ACT to amend 236.34 (title) and (1) (intro.), (a) and (c) and 236.34 (3); and to repeal and recreate 236.34 (1) (d) of the statutes, relating to changes to boundaries of lots or outlots in a recorded subdivision and the required contents of a certified survey.

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

SECTION 1. 236.34 (title) and (1) (intro.), (a) and (c) of the statutes are amended to read:

**236.34 (title) Recording of certified survey map; use in changing boundaries; use in conveyancing.** (1) PREPARATION. (intro.) A certified survey map of not more than 4 parcels of land may be recorded in the office of the register of deeds of the county in which ~~such~~ the land is situated ~~if such~~. A certified survey map may be used to change the boundaries of lots and outlots within a recorded plat or recorded, certified survey map if the redivision does not result in a subdivision or violate a local subdivision regulation. A certified survey map may not alter the exterior boundary of a recorded plat, areas previously dedicated to the public or a restriction placed on the platted land by covenant, by grant of an easement or by any other manner. A certified survey ~~meets~~ must meet the following requirements:

(a) The survey shall be performed and the map prepared by a land surveyor registered in this state. The error in the latitude and departure closure of the survey may not exceed the ratio of one in 3,000.

(c) The map shall be prepared in accordance with s. 236.20 (2) (a), (b), (c), (e), (f), (g), (i), (j), (k) and (L) and (3) (b) on a scale of not more than 500 feet to the inch. The map shall be prepared with a binding margin 1.5 inches wide and a 0.5 inch margin on all other sides on durable white paper 8 1/2 inches wide by 14 inches long with nonfading black image or reproduced with photographic silver haloid image on double matt polyester film of not less than 4 mil thickness which is 8 1/2 inches wide by 14 inches long. When more than one sheet is used for any map, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the map and showing the relationship of that sheet to the other sheets. "CERTIFIED SURVEY MAP" shall be printed on the map in prominent letters with the location of the land by government lot, recorded private claim, quar-

ter-quarter section, section, township, range and county noted. Seals or signatures reproduced on images complying with this paragraph shall be given the force and effect of original signatures and seals.

SECTION 2. 236.34 (1) (d) of the statutes is repealed and recreated to read:

236.34 (1) (d) The map shall include a certificate of the surveyor who surveyed, divided and mapped the land which has the same force and effect as an affidavit and which gives all of the following information:

1. By whose direction the surveyor made the survey, division and map of the land described on the certified survey map.

2. A clear and concise description of the land surveyed, divided and mapped by government lot, recorded private claim, quarter-quarter section, section, township, range and county; and by metes and bounds commencing with a monument at a section or quarter section corner of the quarter section or at the end of a boundary line of a recorded private claim or federal reservation in which the certified map is located; or if the land is located in a recorded subdivision or recorded addition to a recorded subdivision, then by the number or other description of the lot, block or subdivision, which has previously been tied to a corner marked and established by the U.S. public land survey.

3. A statement that the map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land.

4. A statement that the surveyor has fully complied with the provisions of this section in surveying, dividing and mapping the land.

SECTION 5. 236.34 (3) of the statutes is amended to read:

236.34 (3) USE IN CONVEYANCING. When a certified survey map has been recorded in accordance with this section, the parcels of land in the map ~~may~~ shall be described by reference to the number of the survey, the volume and page where recorded, and the name of the county, for all purposes, including assessment, taxa-

tion, devise, descent and conveyance as defined in s.  
706.01 (4).