
By: **Delegates Krysiak and Edwards**
Introduced and read first time: February 3, 1999
Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Recording of Plats - Survey Markers**

3 FOR the purpose of altering certain physical characteristics and placement
4 requirements of survey markers in the recording of plats; requiring survey
5 markers to comply with certain standards determined by the Maryland State
6 Board for Professional Land Surveyors; repealing certain provisions of law
7 exempting certain subdivisions from the use of survey markers under certain
8 circumstances; and generally relating to the use of survey markers in the
9 recording of plats.

10 BY repealing and reenacting, with amendments,
11 Article - Real Property
12 Section 3-108(c)
13 Annotated Code of Maryland
14 (1996 Replacement Volume and 1998 Supplement)

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
16 MARYLAND, That the Laws of Maryland read as follows:

17 **Article - Real Property**

18 3-108.

19 (c) (1) In this subsection, "coordinate" means a number which determines
20 the position of any point in a north or south and an east or west direction in relation
21 to any other point in the same coordinate system.

22 (2) The plat shall be legible, drawn accurately and to scale and shall be
23 submitted for recordation using black ink on transparent mylar, or linen or black-line
24 photo process comparable to original quality that will conform to archival standards.
25 The State Highway Administration may substitute microfilm aperture cards showing
26 property or rights-of-way to be acquired or granted. Microfilm aperture cards must
27 meet archival standards for permanent records.

1 (3) The plat shall contain the courses and distances of all lines drawn on
2 the plat.

3 (4) With respect to all curved lines, the plat shall show the length of all
4 radii, arcs, and tangents and the courses and distances of all chords.

5 (5) The plat shall contain a north arrow which represents and designates
6 either true or magnetic meridian as of a date specified on the plat or shall be
7 referenced to a recognized coordinate system within the county.

8 (6) All courses shown on the plat shall be calculated from the plat
9 meridian.

10 (7) No distance on the plat may be marked "more or less" except on lines
11 which begin, terminate, or bind on a marsh, stream, or any body of water.

12 (8) The plat shall show the position by coordinates of not less than four
13 markers set in convenient places within the subdivision in a manner so that the
14 position of one marker is visible from the position of one other marker. From these
15 markers, commonly called "traverse points", every corner and line can be readily
16 calculated and marked on the ground. These markers shall [be made of hard durable
17 stone or concrete and shall be planted at least three feet into the ground] **COMPLY**
18 **WITH THE MINIMUM STANDARDS FOR SURVEY MARKERS DETERMINED BY THE**
19 **MARYLAND STATE BOARD FOR PROFESSIONAL LAND SURVEYORS.**

20 [(9) If the subdivision lies in an area where a recognized coordinate
21 system already is established and traverse points of the system can be found and
22 used, the coordinate values shall be marked in the same datum as those on the points
23 found and identified by datum on the plat. In this case no markers are required, but
24 the owner of land shall comply with all other requirements.]

25 [(10)] (9) A certificate stating that the requirement of this subsection, as
26 far as it concerns the making of the plat and setting of the markers, shall be put on
27 the plat and signed by the owner of the land shown on the plat to the best of his
28 knowledge and by the professional land surveyor or property line surveyor preparing
29 it.

30 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
31 October 1, 1999.