

SECTION 1. A-E 7.01 is repealed and recreated to read:

A-E 7.01 Scope. (1) The minimum standards of this chapter apply to any property survey performed by professional land surveyors in this state, except where otherwise provided in this chapter.

(2) The minimum accuracies in s. A-E 7.06 apply to any property survey performed by professional land surveyors in this state.

(3) If other standards for property surveys are prescribed by statute, administrative rule, or ordinance, and the standards are more restrictive than those in this chapter, the more restrictive standards govern.

(4) Except with regard to a U.S. public land survey monument record or addendum and a map of work performed, the professional land surveyor and client may enter a signed agreement to exclude land surveying work from the requirements of ss. A-E 7.03 (2), 7.05 (5) and (7m), and 7.07, where all of the following are performed:

(a) The professional land surveyor shall certify on the face of the map to the agreement.

(b) The map includes a note which states that an agreement to exclude work from the requirements of this chapter has been made and a list of those exclusions.

SECTION 2. A-E 7.02 (1) and (2) are repealed.

SECTION 3. A-E 7.02 (1m) is created to read:

A-E 7.02 (1m) “Property survey” means an activity performed in the practice of professional land surveying, as defined in s. 443.01 (6s), Stats.

SECTION 4. A-E 7.02 (3) is amended to read:

A-E 7.02 (3) “Survey report” means a ~~report~~ property survey that may be prepared in compliance with s. A-E 7.025 when there is an existing map recorded or filed ~~within the last 6 years~~ and no new monuments are established in the survey.

SECTION 5. A-E 7.025 is amended to read:

A-E 7.025 Survey report, requirements. A survey report, as defined in A-E 7.02 (3), shall include the purpose of the survey, information concerning the documents that were examined for the survey, and the measurements that were made to verify the locations of the monuments found, ~~and a copy of the map that was recorded or filed.~~ The survey report shall be in compliance with all sections of this chapter ~~except s. A-E 7.05 (1), (2), (3), and (4)~~ and shall be filed as required under s. 59.45 (1), Stats., on media, or electronically if acceptable by the county.

SECTION 6. A-E 7.03 is renumbered A-E 7.03 (1) and is amended to read:

A-E 7.03 Boundary location. (1) Every property survey shall be made in accordance with the records of the register of deeds as nearly as practicable. The professional land surveyor shall acquire data necessary to retrace record title boundaries such as U.S. Public Land Survey Monument Records, deeds, surveys, maps, certificates of title, highway, and center line or right-of-way lines, and other boundary line locations. The professional land surveyor shall make field measurements necessary for the location of the parcel and shall analyze the data and make a careful determination of the position of the boundaries of the parcel being surveyed. ~~The professional land surveyor shall set monuments marking the corners of the parcel unless monuments already exist at the corners.~~

SECTION 7. A-E 7.03 (2) is created to read:

A-E 7.03 (2) The professional land surveyor shall set monuments marking the corners of the parcel unless monuments already exist at the corners.

SECTION 8. A-E 7.04 (1), (3), and (4) are amended to read:

(1) By metes and bounds commencing with a monument at a section corner or quarter section corner of the quarter section in which that land is located or a monument established by the U.S. Public Land Survey that it is not the center of the section, or commencing with a monument at the end of a boundary line of a recorded private claim or federal reservation in which the land is located. Descriptions shall meet the requirements in s. A-E 7.06 ~~(3)~~.

(3) By land boundaries being surveyed as an existing lot, outlot or parcel, on a recorded certified survey map, the property survey shall be described by lot, outlot or parcel number and certified map number for all purposes.

(4) By the parcel described as an aliquot part of a section from the ~~public land system~~ U.S. Public Land Survey.

SECTION 9. A-E 7.05 is amended to read:

A-E 7.05 Maps. A map shall be drawn for every property survey, unless a survey report is filed as provided in s. A-E ~~7.02(3)~~ 7.025, showing information developed by the property survey. The map shall include all of the following requirements:

(1) ~~Be~~ The map shall be drawn on media with the minimum size of 8 ½ x 11 inches and to a commonly accepted scale which shall be clearly stated and graphically illustrated by a bar scale on each map sheet containing a graphical depiction of the property survey unless otherwise required by law.

(2) ~~Be~~ The map shall be referenced as provided in s. 59.73 (1), Stats., along with a north arrow and reference to a monumented line.

(3) ~~Show~~ The map shall show the length and bearing of the boundaries of the parcels surveyed. Bearings, angles, and distances on any property survey map shall be in accordance with s. A-E 7.06 (5). Where the boundary lines show bearings, lengths or locations which vary from those recorded in deeds, abutting plats, or other instruments, there shall be the following note placed along such line, "recorded as (show recorded bearing, length or location)". Curve data shall be shown by ~~any~~ at least 3 of the following: central angle, radius, long chord bearing and length, and arc length.

(4) The map shall describe by bearing and distance the corner monuments used in determining the location of the parcel boundary and show by bearing and distance the relationship of at least 2 government monuments, if not previously tied, and all newly established monuments, to the surveyed parcel. All the monuments shown on the map shall indicate whether such monuments were found or set, including a description of the monument with a legend or notes for all symbols and abbreviations used on the map.

(5) ~~Show observed~~ The map shall show evidence of possession or use by others in the parcel or across any perimeter line of the property if observed by the professional land surveyor while establishing corners.

(6) ~~Show~~ The map shall show surveyed parcel bounded by water or inaccessible areas, the part shall be enclosed by a meander line showing complete data along all lines extending beyond the enclosure. The true boundary shall be clearly indicated on the map.

(7) ~~Identify~~ The map shall identify the professional land surveyor's name and address, ~~the person or entity for whom the survey was made~~, completion date of the field work, and description of the parcel as provided in s. A-E 7.04.

~~(7m)~~ The map shall identify the person or entity for whom the property survey was made.

(8) ~~Bear~~ The map shall bear the stamp or seal, name and address and signature of the professional land surveyor under whose direction and control the property survey was made with a statement certifying that the property survey complies with this chapter and is correct to the best of the professional land surveyor's knowledge and belief.

(10) ~~Identify~~ The map shall identify boundary lines on the property survey. Boundary lines shall be clearly differentiated from other lines on the map.

(11) ~~Coordinate~~ When coordinate values ~~when~~ are shown on the face of the map ~~they~~, the map shall comply with and be subject to the provisions of s. 236.18, Stats., and include the coordinate system, datum, and adjustment.

SECTION 10. A-E 7.06 (title) and (1) are amended to read:

A-E 7.06 (title) Measurements Relative positional accuracy measurements.

(1) Measurements shall be made with instruments and methods capable of attaining the ~~required accuracy for the particular circumstances involved~~ relative positional accuracy in accordance with this section.

SECTION 11. A-E 7.06 (1m) is created to read:

A-E 7.06 (1m) Relative positional accuracy shall be the value expressed in feet that represents the uncertainty between points of the boundary of the parcel being surveyed due to random errors in measurements at a 95 percent confidence level.

SECTION 12. A-E 7.06 (2) is repealed.

SECTION 13. A-E 7.06 (3) is amended to read:

A-E 7.06 (3) The maximum allowable deviation in relative positional accuracy for a survey is plus or minus 0.07 foot plus 50 parts per million, based on the direct distance between the any two adjacent property corners being tested. In certain circumstances, the size or configuration of the surveyed property, or the relief, vegetation or improvements on the surveyed property will result in survey measurements for which the maximum allowable relative positional precision may be exceeded at the discretion of the licensee performing the survey. The licensee shall provide justification for exceeding the maximum allowable relative positional accuracy. may not exceed plus or minus 0.13 foot plus 100 parts per million.

SECTION 14. A-E 7.07 is amended to read:

A-E 7.07 Monuments. The type and position of monuments to be set on any property survey shall be according to s. 236.15 (1), Stats., unless determined by the nature of the property survey, the permanency required, the nature of the terrain, the cadastral features involved, and the availability of material. Coordinate values are not acceptable in lieu of monuments.

SECTION 15. A-E 7.08 (1) (intro.) and (a) to (c) are amended to read:

A-E 7.08 (1) WHEN MONUMENT RECORD REQUIRED. A U.S. public land survey monument record or U.S. public land survey monument record addendum shall be prepared and filed with the county survey records as part of any land survey within 60 days ~~of setting or accepting the corner which includes or requires the perpetuation, restoration, or use of~~ if a U.S. public land survey corner has been reestablished, perpetuated, or restored and a monument set or reset, and when any of the following situations arise:

(a) There is no U.S. public land survey monument record for the corner on file in the office of the county surveyor ~~or the register of deeds for the county in which the corner is located;~~ or, the county office deemed appropriate to receive and retain property survey records.

(b) The professional land surveyor who performs the property survey accepts a location for the U.S. public land survey corner which differs from that shown on a U.S. public land survey monument record filed in the office of the county surveyor ~~or register of deeds for the county in which the corner is located;~~ or, the county office deemed appropriate to receive and retain property survey records.

~~(c) The witness ties or U.S. public land survey monument referenced in an existing U.S. public land survey monument record have that has been destroyed or disturbed, except where the witness ties and the U.S. public land survey monument referenced in an existing U.S. public land survey monument record have been found and verified and a note stating this has been placed on the property survey.~~

SECTION 16. A-E 7.08 (1g) and (1r) are created to read:

A-E 7.08 (1g) VERIFICATION OF THE MONUMENT. If a U.S. public land survey corner monument of record is recovered in place and holding securely at the previously documented corner location, based on the witness ties, no additional U.S. public land survey monument record or U.S. public land survey monument record addendum shall be required. Where the U.S. public land survey monument referenced in an existing U.S. public land survey monument record have been found and verified, a note stating this shall be placed on the property survey.

(1r) WAIVER OF THE MONUMENT RECORD. The preparation of a U. S. public land survey monument record or U. S. public land survey monument addendum may be waived in writing by the county surveyor of the county in which the U.S. public land survey corner is located, if a U.S. public land survey monument record is on file and the county surveyor has an active U.S. public land survey monument maintenance program in place.

SECTION 17. A-E 7.08 (2) is renumbered A-E 7.08 (2) (a) and amended to read:

A-E 7.08 (2) FORM REQUIRED. (a) A U.S. public land survey monument record shall be prepared for items (1) (a) and (b) on the ~~board~~ approved form or on a form substantially the same as the ~~board~~ approved form which includes all the elements required by this section. A form used for this purpose shall be entitled, “U.S. Public Land Survey Monument Record”.

SECTION 18. A-E 7.08 (2) (b) is created to read:

A-E 7.08 (2) (b) A U.S. public land survey monument record addendum shall be prepared for item (1) (c) on the approved form or on a form substantially the same as the approved form. A form used for this purpose shall be entitled, “U.S. Public Land Survey Monument Record Addendum”.

SECTION 19. A-E 7.08 (2) (Note) is amended to read:

A-E 7.08 (2) (Note) Forms are available on the department’s website at dsps.wi.gov, or by calling by request from the Department of Safety and Professional Services, P.O. Box 8935, Madison, Wisconsin 53708, or call (608) 266 - 2112.

SECTION 20. A-E 7.08 (3) (i) is amended to read:

A-E 7.08 (3) (i) The stamp and signature or seal and signature of the professional land surveyor under whose direction and control the corner location was determined and a statement certifying that the U.S. public land survey monument record is correct and complete to the best of ~~his or her~~ the professional land surveyor's knowledge and belief.

SECTION 21. A-E 7.08 (4) is created to read:

A-E 7.08 (4) MONUMENT RECORD ADDENDUM REQUIREMENTS. A U.S. public land survey monument record addendum shall include all of the following elements:

- (a) The monument marking the corner location, or monuments giving reference to a nearby inaccessible corner location, and include the elements found in sub. (3) (a), (b), (d), and (e).
- (b) A description of the record evidence used to reset the corner monument back in its prior location.
- (c) The stamp and signature or seal and signature of the professional land surveyor under whose direction and control the corner location was determined or witness monument established.
- (d) A statement certifying that the U.S. public land survey monument record addendum is correct and complete to the best of the professional land surveyor's knowledge and belief.

SECTION 22. EFFECTIVE DATE. The rules adopted in this order shall take effect on the first day of the month following publication in the Wisconsin Administrative Register, pursuant to s. 227.22 (2) (intro.), Stats.

(END OF TEXT OF RULE)

US PUBLIC LAND SURVEY MONUMENT RECORD-ADDENDUM

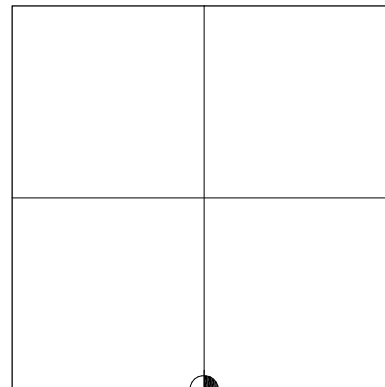
TIE SHEET ADDENDUM-21505010000

SECTION _____ T. ___ N., R. ___ W.
XXXXXXXXXX COUNTY, WI.

TOWN OF _____

WISCONSIN COORDINATE SYSTEM

DATUM:
NORTH:
EAST:
ELEVATION:
TYPE OF MONUMENT:
CREW:



LOCATION OF LANDMARK

Describe what day the corner was visited, describe the condition of the recorded monument and ties. Followed by a description as to how the monument position was reestablished and if any new ties were set.

Show a graphic of the Monument and ties relative to the position, along with any substantial land features such as roads, streams, rivers, etc. and approximate distances to said features.



LEGEND



STAMP AND SEAL

Surveyor

Date

I, Surveyor, Hereby certify that the corner location shown on this record was determined by me or under my direction and control and that this U.S. Public Land Survey Monument Record Addendum is correct and complete to the best of my knowledge and belief.

ROMPORTL ID:
21505010000