



2020L-00028
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
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PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 2

Land Corner Recordation Certificate
Authority 1970 PA 74, MCL 54 205

2
4
6

Surveyor's Name Craig W McVean Field Survey Date Oct 30, 2019
For corner(s) in Grand Traverse County

Original Public Land Survey Corner			Corner Code
S	T	R	
S	T	R	
S	T	R	
S	T	R	

Property Controlling Corner			Corner Code
S	T	R	
S	T	R	
S	T	R	
S	T	R	

Property Corner			Corner Code
S	16	T 25N R 12W	9
S	16	T 25N R 12W	11
S		T R	
S		T R	

Protracted Public Land Survey Corner			Corner Code
S	T	R	
S	T	R	
S	T	R	
S	T	R	

1	A	B	C	D	E	F	G	H	I	J	K	L	M	1
2	6			5		4		3		2		1		2
3														3
4	7			8		9		10		11		12		4
5														5
6	18			17		16		15		14		13		6
7														7
8	19			20		21		22		23		24		8
9														9
10	30			29		28		27		26		25		10
11														11
12	31			32		33		34		35		36		12
13														13
	A	B	C	D	E	F	G	H	I	J	K	L	M	

Part A: Corner History

9 – CE 1/16 Corner Sec 16, T25N, R12W
- 1917 – C P Tuller – FB # 39, p 99
Set iron pipe 2" thick 2½' long
1) Pine 30" S77°30'E 1½'
2) Norway Pine 16" S15°40'E 6 5'
- 1980 – LCRC L 2, p 426 – C F Roser
(PS # 12028) Drove 5/8" x 36" rerod w/ RLS cap
and Set Cedar post with loc tag per Standard BLM
procedure Corner falls 2½' W of old N-S fence Fd
2" Pipe at old fence corner inter , fns E-W-S (B-W
mostly down) See tie * in wits
3) 21" Oak N66°W 18 9', 4) 7" Maple N36°E 14 0',
5) 11" Maple S75°E 25 8', 6) * Fd Old 2" pipe
N09°18'W 13 87'

11 – SW 1/16 Corner Sec 16, T25N, R12W
- None

Part B: Surveyor's Report on Perpetuation, Restoration, Reestablishment, or Monumentation of Corner

9 – CE 1/16 Corner Sec 16, T25N, R12W
Found 2" x 2 3' long iron pipe at old down fence corner E, W & S Fits the stumps of both of Tuller's witnesses 2" iron pipe at historical occupation accepted as the best available evidence of position of the corner

- Reference Point – Fd 5/8" rebar per Roser is S8°30'E 13 82' from '9' This position is based on rejected position at "F6" Roser apparently did not have Tuller notes in 1980 5/8" rebar not utilized as corner '9' in this survey

11 – SW 1/16 Corner Sec 16, T25N, R12W –
Set 2" Alum Cap on 5/8" x 34" rebar per Standard BLM procedure Note The S 1/6 corner common to Sec 16 & 17 was calculated SP between corner "E6" to the North and GLO line tree found to the South

Part C: Field Evidence of Perpetuation or Monumentation of Corner

9 – CE 1/16 Corner Sec 16, T25N, R12W
Drove stamped 2" Aluminum Cap on 5/8" x 34" long iron rebar into center of found 2" pipe
N38°E 21 97' to set N & T in NW side 10" W Pine
S8°30'E 13 82' to 5/8" rebar – Reference Point
S69°W 17 85' to set N & T in N side 32" Oak
N30°W 28 40' to set N & T in W side 14" S Maple
Set Blue Composite Post with loc tag 1' NW

11 – SW 1/16 Corner Sec 16, T25N, R12W –
Stamped 2" Aluminum Cap on 5/8" x 34" long iron rebar
Set Blue Composite Post with loc tag 1' NW
S28°W 11 19' to set N & T in SE side 7" Red Maple
N18°W 2 04' to set N & T in W side Twin 6" Red Maple
N24°E 25 13' to set N & T in NW side triple 14", 20" & 15" Oak
S70°E 9 54' to set N & T in S side Twin 8" Red Maple



Craig W. McVean

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12/14/2020

Date

Professional Surveyor's License No 4001039088

Prepared By
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