

JAN 16 2001

LAND CORNER RECORDATION CERTIFICATE

Filing Requirement of Act 74, Mich. P.A. 1970

SECTION

For corners in

SHIAWASSEE

(County)

Located In: Venice Twp.

Corner Code



3044424

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12/04/2000 09:53

L-1 P-364

1. Public Land Survey

T 7N R 4E A-7

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A-7

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2. Property Controlling in Section

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3. Miscellaneous Property in Sec.

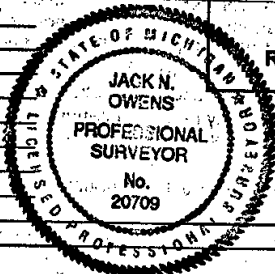
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4. Lot No. Recorded Plat

5. Private Claims

Register of Deeds Stamp & File Number



I, Jack N. Owens, P.S., in a field survey on December 7 19 99, do hereby certify that under requirements of P.A. 74, Michigan P.A. of 1970, the corner points mentioned in lines 1 and 2 above were in conformance with regulations and rules therefore as required in the current manual of survey instructions of the United States Department of the Interior, Bureau of Land Management or by a decree of a Court of Law and/or that the corner points mentioned in lines 3, 4 and 5 above were in conformance with the rules of the Michigan Board of Land Surveyors or by a Decree of a Court of Law; established, re-established, monumented, re-monumented, recovered, found as expressed below:

NOTE: Not more than 4 corners, all in the same town and range, may be recorded on this certificate.

A. Description of original monument and accessories and/or subsequent restoration:

A-7 Closing Corner common to Section 18 & 19, T7N-R4E, Township, Shiawassee County

1822 J. Wampler D.S., "Intersected Range line set a post", witnessed by, S08W, 14 lks (9.24') 12" Ash, N08E, 24 lks (15.84') 5" Ironwood, Closing distance from B-7 = 52.90 ch (3491.40') (Continued on Back)

B. Description of corner evidence found and/or method applied in restoring or reestablishing corner:

A-7 Closing Corner common to Section 18 & 19, T7N-R4E, Township, Shiawassee County

NOTE: The original Government Survey Notes, Michigan transcribed and BLM transcribed notes (GLO field notes) do not contain an entry for the "falling" distances from the Closing Corners to the Standard Corners along the Range Line. I do note that some of the closing corners for this twp., including this one, are listed in this manner of having two bearing trees accessories when the DS states "set a post." In contrast, others are noted as "intersected at corner" [meaning the standard corner]. In those instances no new bearing trees are given. Also, County Surveyor records for other closing corners along the W. line of twp. give a jog or "falling" distance, showing they found there were indeed closing corners. I conclude the DS neglected to give the closing distance, or "falling," in this township but otherwise followed the 1815 Tiffin instructions and, therefore, had double corners on the twp. line. In recent years several local private surveyors have erroneously utilized the existing monumentation as Common Corners. THEY ARE NOT COMMON. The references cited above in Part A, after 1939, are to erroneous positions and are provided here only to summarize the historical record of surveys utilizing what was identified as corner A-7. Upon counsel with B.L.M. staff it was suggested to use local evidence, lines of occupation and the 1837-1939 County Surveyors records to reconstruct the P.L.S.S. system in its original configuration.

Found no evidence of the original government corner or accessories. Found 1999 Shiawassee County Harrison at M-7, T7N-R3E, in monument box, that has been utilized as a common corner to A-7, T7N-R4E in recent years. The last record of a closing corner being used is in a county survey dated 1939. After that date the closing corner position has been ignored. Since 1950, the closing corner position has been identified and erroneously used as being common with M-7, T7N-R3E. The 1950 state highway plans recite A-7 as common with M-7 and B-7 was placed on line with M-7 and C-7, T7N-R4E. However, the MDOT ROW Plan Book notes these corners as being set after the right-of-way was obtained for this portion of M-21 in Secs. 18 & 19.

Determined the 1939 position of A-7 using found monumentation from recorded and un-recorded surveys, field notes and collateral evidence of fence lines perpetuating the location the 1865 E. Mason & the 1875 L. Mason county surveys. Using survey records to re-construct positions of record monumentation, the calculated position of A-7 appears to agree with survey monumentation that was dis-regarded in the record surveys since 1950. This 1939 position agrees with an occupied fence line of record in Sec. 19, which is called out in deed descriptions of property in the NW 1/4 of Sec. 19 to be 660 feet south of the N section line. This 1939 position of A-7 agrees, as well, with the occupied fence lines in the SW 1/4 of (Continued on back)

C. Description of monument for corner and accessories established to perpetuate locating the position of the corner:

A-7 Closing Corner common to Section 18 & 19, T7N-R4E, Township, Shiawassee County

Set Harrison monument and monument box in approximate centerline of Geck Road.

North 36.3' Physical center line of M-21

North 57.80' Harrison mon. at M-7, T7N-R3E

N50°E 142.82' Fnd PK/flagging S. fc. P.Pole

S80°E 108.81' Set spk/Rowe tag SW. fc. P.Pole (P tag dated 1938) WRW 11-27-00

& 108.86' Fnd very old nail/tag SW. fc. P.Pole & 109.0' Pole can

S80°W 54.39' Fnd PK/tag N. fc. P.Pole

APPROVED

County Remonumentation Peer Review Group

Signed by Jack N. OwensDate 11/17/2000 Surveyor's Michigan License No. 20709



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Kaye Grubba - Shiawassee Co. REMON

Part A continued:

- 1865 County Survey Book C Pg. 42 by E. Mason, monument description-none given, witnessed by distance from B-7 = 53.14 ch (3507.24) & distances from A-7 to A-6 & A-6 to A-5 both = 40.15 ch (2649.90). Survey of 187.77 acre parcel, SW1/4, Sec. 18.
- 1866 Reg. of Deeds, DL.9.P.526=WD. Metes & bounds description of above parcel with same distances, but bearings for each line. Description goes 7.00 chs. N & 7.50 chs. W from B-7. [Deed prepared from above survey in which bearings given for each line of parcel surveyed.]
- 1871 Reg. of Deeds, DL.24P.292=QCD. Metes & bounds description of 25-ac. parcel, being remainder of SW1/4 E1/4 7.50 chs. to N-S1/4 line & 7.00 chs. N of B-7 with same distances, but bearings for each line. Also, see 1875 survey by L. Mason, below.
- 1874 County Surveyor Book D, Pg. 43, L. Mason, monument description-none given. A later notation by persons unknown indicates a closing jog distance from M-7, T7N-R3E to A-7, T7N-R4E of 100 lks (88.0')
- 1875 County Surveyor Book D, Pg. 80 by L. Mason, monument description-none given, witnessed by calls for closing distance from B-7 to A-7 = 52.95 ch (3494.7'), N44 1/4° E 1.08 ch (71.28') 20' R. Oak. Survey of 80-acre, 40-acre, and 2-acre parcels in SW1/4, Sec. 18. Has one bearing matching 1875 & 1899 deeds prepared from it.
- 1875 Reg. of Deeds, DL.38.P.23=WD. Metes & bounds description of above 80-acre parcel with same distances, but bearings for each line. [Deed prepared from above survey in which bearings given for each line of parcel surveyed.]
- 1899 Reg. of Deeds, DL.101.P.319=WD. Metes & bounds description of 66.77-acre parcel S of above 80-acre parcel. [Deed prepared from above survey.]
- 1877 County Surveyor Book C, Pg. 140 by L. Mason, monument description-none given, witnessed by calls for closing jog distance of 100 lks (88.0') from M-7, T7N-R3E to A-7, T7N-R4E
- 1821 Reg. of Deeds, Misc.L., 'L.P.371=Release of R/W. S. 4 rods, S1/2 of SW1/4 [No R/W obtained in NW1/4, Sec. 19].
- 1939 County Surveyor Book 2A, Pg. 67 BY O.M. Elliot, monument description-none given, witnessed by SE 109' Consumers Pole, NE 107' 5" Oak, South 1248.9' iron from county road plans at Serr Rd intersection. Shows NW corner of Section 19 on South side of M-21
- 1950 MDSH Survey/Construction Plans M-21, Proj. No. F-45(5), State Proj. 76-17, Shts.586 states "Witnesses to Sect. Cor. Common Sects. 13&24, T-7N R3E & Sects. 18 & 19 T7N R4E, 3/4" Pipe 22.51' NSta 288+88.77, N37W 35.86' 12" Elm, N25W 46.82' 15" Ash, N35E 51.85' 14" Oak, N19E 78.76' 12" Oak" & shows then-existing road C/L in same location as current C/L, and then-existing trees & E-W fence at 34' N of C/L.
- 1958 County Surveyor Book 29, Pg. 56 by O.M. Elliot, monument description-none given, witnessed by 22.5' North of Centerline M-21, N37W, 35.86' 12" Elm, N25W, 46.82' 15" Oak, N35E, 51.85' 14" Oak, Same as witnesses for M-7
- 1965 Un-recorded by J.F. Quine P.S.#10704, RR spike (M-7), witnessed by N35E, 51.85' 14" Oak, N19E 78.76' 12" Oak, 22.5' North of centerline M-21, NE 46' 4" iron pipe fence post, NW 39.9' Road name sign post, NE corner of 4' square concrete catch basin NW 26.5'. Corner and witnesses used in 1999 to approve corner as M-7, T7N-R2E, B-7 to A-7 = 3495.80'
- 1969 Un-recorded by A.F. Miller P.S.#12024, monument description-none given
- 1974 L.2 Pg. 57, by K.R. Piotrowski P.S. #9685, RR spike, witnessed by N45W 29.95' NW corner 4' square conc., N45E, 46.12' 4" wood anchor post, N40W, 39.5' Road sign, South 22.5' Centerline of M-21
- 1974 Act 132 and Act 74, LCRC L.1, Pg.475, by J.F. Quine P.S.#10704, RR spike set using MSHD, witnessed by N35E 51.85' 14" Oak, N19E 78.76' 12" Oak, N45E 46.0' 4" iron pipe cor. post, NW 39.9' Road name sign post, South 22.51' NE cor. of 4' sq. conc. CB, N40E 44.8' Center wood cor. fence post, N50E 48.6' CPCo. Gas main marker 4" yellow plastic 5' high, N55E 18.4' Wood guard post
- 1975 & 1977 L. 2, P.458, L. 2 Pg.526, by J.S. Fokens P.S.#21587, RR spike, witnessed by N45W 29.95' NW corner 4' conc. CB, N45E 46.12' 4" wide anchor post, N40W 39.5' Road sign, South 22.5' physical centerline M-21
- 1977 Act 132 L.2 Pg.516 & Act 74 LCRC L.2 P. 101, by A.F. Miller P.S. #12024, RR spike, witnessed by N45W 29.95' NW corner 4' conc. CB, N45E 46.12' 4" wide anchor post, N40W 39.5' Road sign, South 22.5' physical centerline M-21
- 1979 Act 132 L.3, Pg. 222 by M.L. Vanraemdonck P.S.#24622, RR spike, witnessed by N45W 26.5' NW corner 4' conc. CB, N45E 46' 4" wide anchor post, N40W 39.9' Road sign
- 1982 Act 132 L.4 Pg.13 by R.R. Boldt P.S.#28405, RR spike, witnessed by N45W, 26.5' NW corner 4' conc. CB, N45E 46' 4" wide anchor post, N40W 39.9 Road sign.
- 1983 Act 132 L.4 Pg.111 and
- 1987 Act 132 L.5 Pg. 39, M. VanRaemdonck, P.S. #24622, RR spike, witnessed by Centerline of M-21, South 22.51, NE corner of 4' square conc. CB NW 26.5', Gas line marker N45E 39.27', Fnd. pipe North 14.2'
- 1990 Act 132 L. 5 Pg. 863, M. Van Raemdonck, P.S. #24622, RR spike, witnessed by N35E, 46.51' PK/flag SW 4" wood cor. fence post, N40W 47.17' E. edge road sign post, N80E 50.37' NE cor. E. end conc. curb, S35W 90.25' Nai/ tag SE face P.P., North 2.27' PK nail.
- * Used Standard Corner M-7 for T7N-R3E as the closing corner A-7.

Part B continued:

Section 18, T7N-R4E. The 1865 & 1875 CS surveys and 1866, 1875 & 1899 deeds resulting from them give distances of 18.38 chs. (1213.1') & 18.34 chs. (1210.4') from A-7 north to the common deed line. The fence along the deed line measures 1213.7' from the 1939 position, only 0.6' and 3.3' from record. The 1944 deed out of the NW corner of the 1899 deed gives a distance of 9.34 chs. (616.44') from A-7 & the fence measures 615.2', only 1.2' from record (using the 1990 survey of record). The calculated 1939 position computes to be 57.77 feet south of M-7 using existing monumentation and occupied fence lines. The lines of occupation in SW1/4, Sec. 18, T7N-R4E, as noted above, were retraced and determined to be evidence of the county surveys performed in 1865 & 1875 by C.S. E. Mason & L. Mason. Using the lines of occupation we calculated a position of A-7 which was also in agreement with the surveys and deeds of record in Section 19, prior to 1939. Also, the fence & trees shown in the 1950 MDSH M-21 Plans are very close to 66' N of the S line of Sec. 18 using the 1939 position, which agrees with the 1921 county R/W over the S. 4 rods, S1/2 of SW1/4 indicating the county knew the location of the S. line when that R/W was obtained. We performed a search for the 1939 county surveyor record position using the calculated position (57.77' S of M-7) as the basis for the search. A witness listed in the 1939 record was recovered in the SE quadrant of the M-21 and Geeck road intersection. At 12"-15" below grade in the original clay below the gravel road base, the excavation of the asphalt road uncovered a 1/2" iron rod standing plumb, with bottom 2 inches tapering to 3/8" at bottom (top 2" bent at a 90° angle), being approximately 6" long, if straight. It appears to be a hitch pin used for holding a wagon tongue on a tractor when pulling a wagon. The iron was located below the gravel road fill in the original soil. The SE witness from 1939, recorded as 109', measured 109.0' from a very old nail and tag in the SW face of the power pole with CPCo date of 1938 on pole tag. Measured 57.80' south from M-7 to found iron at A-7, nearly identical to the calculated distance.

Therefore, we recommend that the position as described herein be accepted as a careful and faithful perpetuation of the position of the original government corner, as the position recovered agrees with occupation and surveys in Section 19 dating to 1939 and fence lines and lines of occupation in Section 18 that can be traced back to the county surveys in 1865 and 1875 and the 1866, 1871, 1875, and 1899 deeds. We recommend that a standard Shiawassee County Harrison monument be set in a monument box 57.80 feet South of M-7 on line with M-8, T7N-R3E. N.B. - We also recommend that particular care be taken when using this corner to re-trace surveys and descriptions in Sections 18 & 19, T7N-R4E, to determine which position was used in performing the survey or description being re-traced. The conflicting corner evidence in the vicinity of this corner is due to the use of M-7 as a common position with A-7.