



2020L-00029
 STATE OF MICHIGAN
 GRAND TRAVERSE COUNTY
 RECORDED 12/15/2020 03:15:42 PM
 PEGGY HAINES REGISTER OF DEEDS
 PAGE 1 OF 2

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

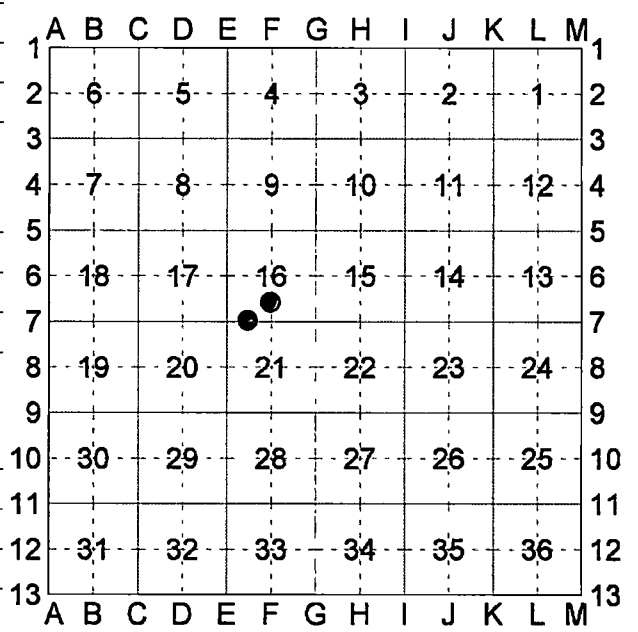
Surveyor's Name Craig W McVean Field Survey Date Sept 6, 2020
 For corner(s) in Grand Traverse County

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 12
 S 16 T 25N R 12W 15
 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 _____



Part A: Corner History

12 – CS 1/16 Corner Sec 16, T25N, R12W
 - 1917 – C P Tuller – FB #39, p 100
 Sec 16 survey Set stake
 1) WPS 30" N27°30'E 30'
 2) W Pine 22" N84°30'E 33'

15 – W 1/16 corner on S line of d Sec 16, T25N, R12W
 - 1909 – CSR L 2, p 338 – C P Tuller – Petition
 Survey in NW ¼ Sec 21
 Set iron pipe 26 in long 2 in thick and set stake
 two rods south
 - 1980 – LCRC L 2, p 423 – C F Roser (PS
 # 12028) – Set 1/8 cor per std BLM instructions
 Fd Tuller's * 2" pipe to far W to accept for proper
 1/8 cor 1/8 Cor as established this survey
 (5/8" x 34" rerod) falls in center two-track trail Rd to
 S Main sand trl (NW-SE) is 155'± to N Tuller pipe
 (noted in wit – item C) has old fence mostly down
 running S
 1) 12" Maple N45°E 34.0', 2) 8" Maple N10°W
 65 4', 3) 5" R Pine S8°E 22 6', 4) Set cedar post
 w/ Loc tag due W 16 5', 5) * Fd Old 2" pipe
 S82°42'W 11 96'

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

12 – CS 1/16 Sec 16, T25N, R12W
Fd 1" O D x 1 5' long thin walled iron pipe – very rusty – with rusty solid iron coming out bottom of pipe 0 3' – 7/8" diameter Pipe found at base of rotted off 6" Cedar anchor post for fence remains N, S, E & W on ground Pipe fits remains of both of Tuller's witnesses Dug around pipe but no evidence of stake Accepted pipe as a perpetuation of Tuller's position and is the best available evidence of the position of the corner

15 – W 1/16 Corner on S line Sec 16, T25N, R12W – Fd 5/8" capped rebar #12028 per Roser in N-S 2-track Witness #3 has been cut and #4 is gone Accepted 5/8" CIR as the best available evidence of the position of the corner for section 16 Also found a 2" pipe per Tuller is S83°43'W 11 96' in line with fence remains to south Since this pipe was set by petition for Section 21 it is the opinion of this surveyor that the pipe would control the longitudinal position for the W 1/16 line going south

Part C: Field Evidence of Perpetuation or Monumentation of Corner

12 – CS 1/16 Sec 16, T25N, R12W
Drove stamped 2" Aluminum Cap on 5/8" x 34" long iron rebar into center of 1" pipe which was driven down
Set Blue Composite Post with loc tag 1' NW N22°W 13 44' to set N & T in E side 14" Oak N75°W 22 89' to set N & T in S side 6" S Maple S27°E 6 92' to set N & T in E side 7" W Pine N84°E 33 37' to set 1/2" x 18" rebar in centerline remains 22" WPS (#2)
N27°E 30' to face 30" WPS (#1)

15 – W 1/16 Corner on S Line Sec 16, T25N, R12W
5/8" capped iron rebar #12028
Add stone alongside iron S83°43'W 11 96' to 2" iron pipe being Tuller's Petition Survey W 1/16 corner on N line of Sec 21 (#5)
West 16 5' to set Blue composite post with loc tag in old post hole
N45°E 34 50' to set N&T in SE side 20" Sugar Maple (#1)
S21°E 31 35' to set N&T in W side 14" Red Pine
N14°W 65 66' to set N&T in E side 16" Sugar Maple (#2)

Craig W. McVean
Craig W McVean

12/14/2020
Date

Professional Surveyor's License No 4001039088



Prepared By
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