

LAND CORNER RECORDATION CERTIFICATE

Filing Requirement of Act 74, Mich. PA 1970

For Corners In:

Benzie
(County)

Located In

Corner Code #

1. Public Land Survey	T	<u>26N</u>	R	<u>14W</u>	<u>J6</u>
	T		R		
2. Property Controlling in Section	S		T		
	S		T		
3. Miscellaneous Property in Section	S		T		
	S		T		

4. Lot No: _____ Recorded Plat: _____

5. Private Claims: _____

I, Craig W. McVean, in a field survey on Oct. 6, 2015 do hereby state that under requirements of PA 74, Michigan PA 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, recovered, found as expressed below:

NOTE: Not more than 2 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:

- J6 – **1956** – “Rosa’s Platte River Resort” per L. 3 of plats, p. 39 – H. J. Kleinhuizen (PS #5235) – Iron rod at least ½” in diameter and 36” in length encased in concrete cylinders 4” diameter and 36” in length.
- **1967** – “Rosa’s Platte River Resort No. 2” – per L. 4 of plats, p. 24 – H. R. Bruning (PS #10681) 4” x 36” concrete monument
 - **1977** – Record Survey – L. 1, p. 741 & 529 – W. B. Batzer, Jr. (PS #13026) – Center post – computed location only. N41°16’E 21.92’ – Conc. Mon. by H. Kleinhuizen. E 2640.47’; W – 2634.22’
 - **1987** – Record Survey – L. 1, p. 924 – R. M. Harris (PS #25845) – Shows corner. 2640.47’ to ‘K6’.
 - **1989** – Record Survey – L. 2, p. 024 – R. M. Harris (PS #25845) – Calc. C ¼ - shows iron set 18.33’ N. Plat Mon. is 18.33’ N and 14.28’ E. West 2634.22’ to ‘I-6’.
 - **1996** – Record Survey – L. 2, p. 730 – P. D. Case (PS #30075) – Shows N-S ¼ line in NW ¼ Section 14.
 - **2000** – Unrecorded Survey – R. M. Harris Land Surveying – File No. 00-4500 Shows computed C ¼. E – 2635.64’ to ‘K6’; W. 2639.05’ to ‘I-6’; N – 2649.34’ – to ‘J5’; S – 2642.97’ to ‘J7’.
 - **2010** – Record Survey – 20105-00022 – N. S. Way (PS #28432) – Fd. Iron of record. - W. 2639.05’ to ‘I-6’.

B. Description of corner evidence found and/or method applied in restoring or re-establishing corner:

J6 – C ¼ Corner Sec. 14, T26N, R14W – Upon investigation and research of this corner it is apparent that 3 different positions have been used for this corner.

Point ‘A’ – is the calculated intersection of the ¼ lines based on the approved remonumented ¼ corners. This position has apparently been used since 1996 when Mitchell and Associates reestablished corner ‘J5’ based on old occupation and MDOT ROW sheets.

Point ‘B’ – This is a ¼ line intersection position calculated by Batzer in 1977. This position is based on a calculated single proportion position for ‘J5’ that has since been rejected by remonumentation. This calculated position was apparently used by Batzer and Harris from 1977 to 1996±.

Point ‘C’ – is a 4” square concrete monument set by Kleinhuizen in 1956 per plat and shown on Brunings 1967 plat of “Rosa’s Platte River Resort No. 2”. This plat monument doesn’t appear to have been set based on a valid section subdivision. It has been used to define the N. line of “Rosa’s Platte River Resort”. No evidence it has been held to subdivide section 14.

Based on all the evidence, established the C ¼ at Point ‘A’ – and thus set stamped 2” Alum. Cap on 5/8” x 34” rebar per Standard BLM procedure. Measured the following grid distances from set ‘J6’: East 2635.78’ (2640.47’ - WBB & RMH, 2635.64’ – RMH [2000]) to ‘K-6’; West 2638.18’ (2634.22’ – WBB & RMH, 2639.05’ – RMH [2000] & NLW [2010]) to ‘I-6’; North 2649.21’ (2651.67’ – WBB, 2649.34’ – RMH [2000]) to ‘J5’ and South 2641.99’ (2643.10’ WBB, 2642.97’ RMH [2000]) to ‘J7’. Based on the surveys by Batzer & Harris it appears the calculated position for Point ‘B’ is 4.83’ West of ‘J6’. Point ‘C’ is N29°56’E 19.91’ from ‘J8’.

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

J6 – Stamped 2” Aluminum Cap on 5/8” x 34” long iron rebar

Set Orange Carsonite Post 1’ North

S28°E 148.04’ to NW Cor. Block Foundation of Cabin

N87°W 64.20’ to set N & T in W. side 11” Cedar

N13°57’W 18.34’ to Fd. ½” CIR #25845

N29°56’E 19.91’ to Fd. 4” Sq. Conc. Monument with ¼” iron – Point ‘C’

N0°48’17”E 17.62’ to set 2” Alum. Cap on 5/8” x 34” rebar at intersection of N. Plat line and N-S ¼ line with Blue Composite Post with location tag 1’ NE.

Signed by:

Craig W. McVean

Date:

5/18/2016

Surveyor’s Michigan License No.:

39088

Register of Deeds Stamp & File Number

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

