



STATE OF MICHIGAN



JENNIFER M. GRANHOLM  
GOVERNOR

DEPARTMENT OF NATURAL RESOURCES

LANSING

REBECCA A. HUMPHRIES  
DIRECTOR

September 17, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Sale of Easement across Dedicated State-owned Land  
Gaylord Management Unit – Cheboygan County  
Land Transaction Case # 20031047

Sale: 20-foot wide easement

Description: Cheboygan County, Ellis Township, T34N, R02W, Section 3: A strip of land in the Northeast 1/4 of the Northwest 1/4 of Section 3, the centerline of which is described as beginning at a point on the Southerly right-of-way line of Highway M-68 distant 92.00 feet S 00° 33' 27" W and 247.64 feet West from the North 1/4 corner of said Section 3 and extending thence S 03° 46' 24" E 841.87 feet; thence S 36° 15' 35" E 89.86 feet; thence S 00° 21' 59" E 39.07 feet; thence S 27° 30' W 128.33 feet; thence S 26° 02' 27" W 200.61 feet to the point of ending on the North line of the SE 1/4 of the NW 1/4 of said Section 3, 274.04 feet N 89° 58' 28" W from the NE corner thereof.

Purchaser: James O. Smith, Indian River, Michigan

Fee Schedule Value: \$2,730.00

Sale Price: \$2,730.00

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) October 1, 2007 Calendar, and is eligible for approval on October 8, 2007. The transaction was also posted in local newspapers as required by legislation.

Comments: The proposed easement will be located along the centerline of an existing road that is known locally as Dey Road. The road was created when a utility easement for an overhead electric line was issued in 1969. In 2001 and 2004, access easements were issued to other landowners along the same route. The linear distance covered by the easement is approximately 1,300 feet.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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The easement will be restricted to one single-family residence and will be non-exclusive. No improvements to the road will be allowed, except under Department permit if improvements are deemed necessary by the Unit Manager. These conditions will provide resource protection benefits to the adjacent State Forest lands.

The transaction was reviewed by Department staff, and the Department's Land Exchange Review Committee recommended approval of the sale of the easement on August 26, 2003. The State land over which the easement will run was acquired by tax reversion in 1904.

Proceeds from the sale of the easement will be deposited in the Land Exchange Facilitation Fund (LEFF). The LEFF Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation.

- Recommendations:
- (1) That the sale of the easement be approved under the authority of Part 21, Act 451 of 1994, as amended, subject to the conditions described above.
  - (2) That the proceeds from the sale be deposited into the LEFF.

David E. Freed, Chief  
Land and Facilities

Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management

Douglas A. Reeves, Acting Chief  
Wildlife

Arminda S. Koch  
Resource Management Deputy

Dennis R. Fedewa  
Chief Deputy

I approve the staff recommendations.

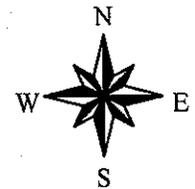
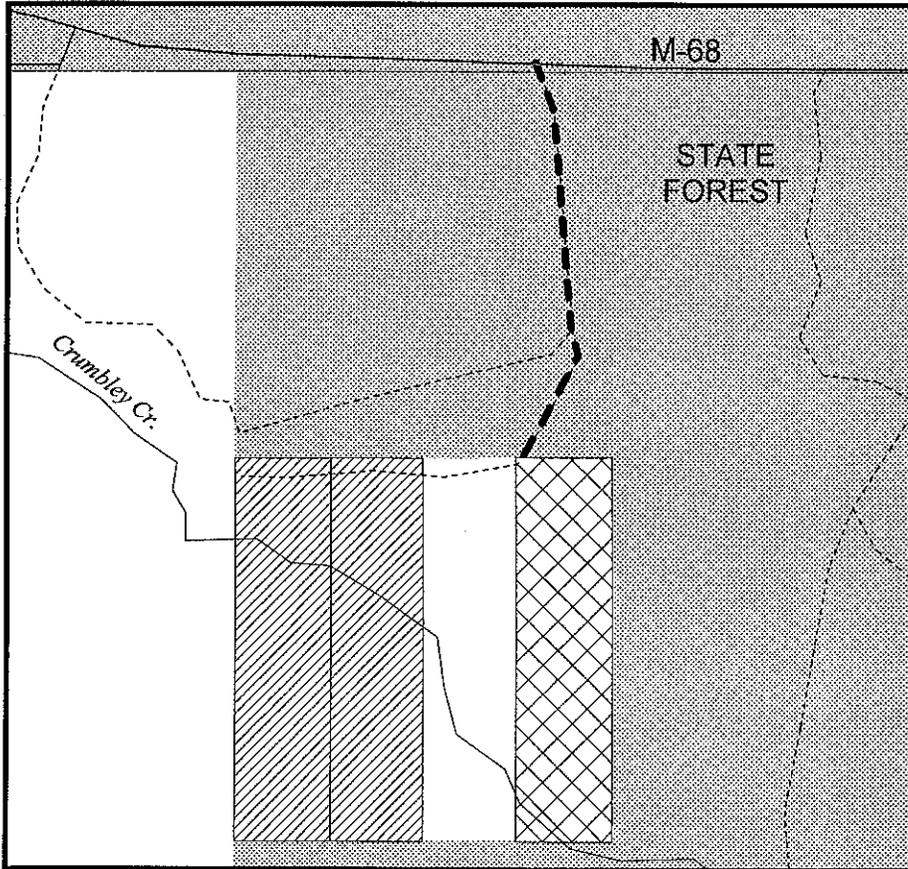
Rebecca A. Humphries  
Director

\_\_\_\_\_  
Date Approved

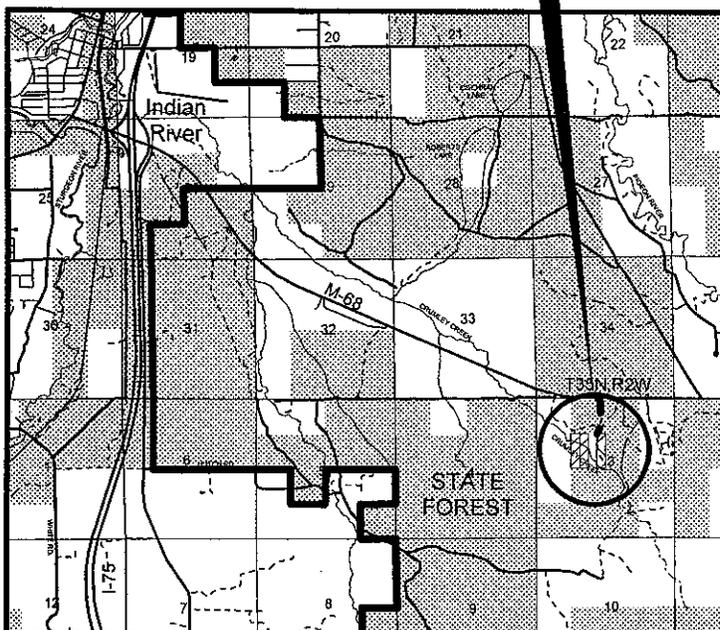
# SALE OF EASEMENT ACROSS DEDICATED STATE-OWNED LAND

## Gaylord Management Unit - Cheboygan County

### Land Transaction Case #20031047



Section 3, T34N, R02W, Ellis Township



- State Forest Boundary
- Desired 20 ft. by 1,300 ft. Easement
- Properties Served by Previously Granted Easements Along Desired Easement Route
- Applicant's Land
- State Land
- Private Land

SOURCE

MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
FOREST, MINERAL AND FIRE MANAGEMENT

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