



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

July 23, 2007

**TO:** Rebecca A. Humphries, Director

**INFORMATION:** Natural Resources Commission

**Transaction:** Sale of Dedicated State-owned Land  
Traverse City Management Unit – Manistee County  
Land Transaction Case #20050403

**Sale:** 1.47 acres more or less.

**Description** Manistee County, Springdale Township, Village of Henry, T24N, R14W, part of the SW ¼ of the SE ¼ of Section 15, described as commencing at the South ¼ corner of said Section 15; thence N 01° 15' 05" E along the N/S ¼ line 1,343.56 feet to the intersection of said N/S ¼ line and an existing fence line and also the Point of Beginning; thence S 87° 31' 08" E, 345.32 feet along fence line; thence S 87° 47' 29" E, 317.85 feet along fence line; thence S 87° 18' 54" E, 277.99 feet along fence line; thence S 70° 04' 51" E, 195.57 feet along occupation to the centerline of Henry Road; thence along centerline of Henry Road, N 36° 40' 11" E, 140.01 feet to the South 1/16 line, thence along South 1/16 line, N 88° 20' 11" W, 1,207.16 feet to the N/S ¼ line, thence S 01° 36' 55" W, 40.51 feet to the Point of Beginning. Parcel subject to road easement of Henry Road along the East boundary.

**Purchasers:** Donald Charles Stedronsky, Thompsonville, Michigan.

**Sale Price:** \$3,410.00 (includes transaction fee).

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

**Notice:** This item will appear on the Department of Natural Resources' (Department) August 6, 2007 Calendar and is eligible for approval on August 13, 2007. The transaction was also posted in local newspapers as required by legislation.

**Comments:** The applicant wishes to purchase the subject parcel to resolve a long standing inadvertent trespass. The desired parcel is in the Traverse City Management Unit, Manistee County, approximately three miles east of the Village of Copemish. A portion of the applicant's house, which is an old railroad depot, was found to have been on the desired parcel since at least the early 1930s. Several old surveys have indicated that the applicant owns the subject parcel, while a recent (and technologically superior) survey demonstrates that the parcel is owned by the

NATURAL RESOURCES COMMISSION

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

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528

[www.michigan.gov/dnr](http://www.michigan.gov/dnr) • (517) 373-2329

*Great Lakes, Great Times, Great Outdoors!*

State. The sale of this parcel was initiated by the Department to resolve this historic, inadvertent trespass on State Forest land.

The desired parcel was acquired by tax reversion in 1939.

The proposed transaction was reviewed by Department staff, and the sale was approved by the Land Exchange Review Committee on December 15, 2005.

The Mineral and Land Management Section of Forest, Mineral and Fire Management reviewed this transaction and determined that the mineral rights to this parcel are currently leased and held by production. For this reason, the State should retain the mineral rights relative to this parcel.

The Land Exchange Facilitation Fund (LEFF) Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can then 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. Proceeds from the sale will be deposited in the LEFF.

- Recommendations:
- (1) That the sale be approved under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities and mineral rights.
  - (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

William E. Moritz, Chief  
Wildlife

Arminda S. Koch  
Resource Management Deputy

Dennis R. Fedewa  
Chief Deputy

I approve the staff recommendations.

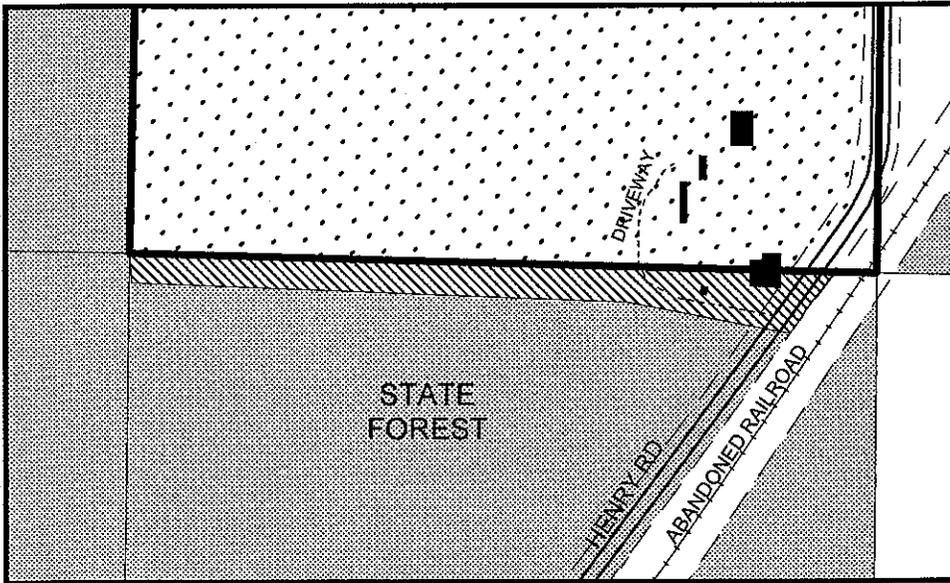
Rebecca A. Humphries  
Director

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

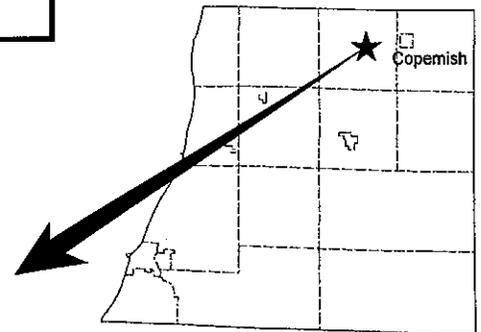
# SALE OF DEDICATED STATE-OWNED LAND

## Traverse City Management Unit - Manistee County

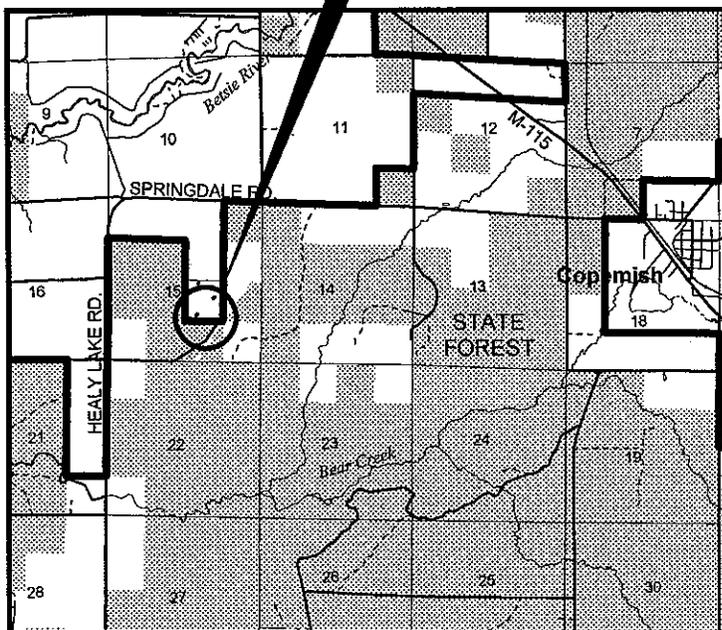
### Land Transaction Case #20050403



Section 15, T24N, R14W, Springdale Township



MANISTEE COUNTY



- State Forest Boundary
- Right-of-Way Lines
- State Land to be Sold (1.47 acres - \$3,410.00)
- Applicant's Land
- Existing Structures
- State Land
- Private Land

**SOURCE**

MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
FOREST, MINERAL AND FIRE MANAGEMENT

Dnrgis1\Com\_Memo\memo\20050403  
revised 07-19-07, 10:55 am