



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

February 9, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Parks and Recreation and Wildlife Land Exchange with Purchase
Upper Herring Lake Boating Access Site (BAS) #10-004, and Betsie River State
Game Area – Benzie County
Land Transaction Case #20070360

Applicant: Grand Traverse Regional Land Conservancy (GTRLC)

Private Land Offered In Exchange: Benzie County, Gilmore Township, T26N, R16W, Section 35: Part of the South ½ of the SW ¼, Section 35. Commencing at the South ¼ corner of Section 35, thence N 89° 51' 10" W 1,652.05 feet along the S line of said Section 35 to the point of beginning, thence continuing along said S line N 89° 51' 10" W 330.41 feet, thence N 00° 35' 41" E 990.41 feet, thence S 89° 49' 10" E 993.00 feet, thence S 00° 41' 52" W 659.86 feet, thence N 89° 49' 10" W 661.21 feet, thence S 00° 37' 45" W 330.31 feet to the point of beginning. EXCEPT: The north 350 feet thereof. 9.5 acres more or less.

Value in Exchange: \$21,500.00

State Land Desired: Benzie County, Blaine Township, T25N, R16W, Section 13: A parcel of land located in Government Lot 1, described as follows: Commencing at the N ¼ corner of said Section 13; thence S 0° 44' 22" W 1,317.58 feet along the North-South ¼ line of said section to the North 1/8 line of said section for the point of beginning (POB); thence S 0° 44' 22" W 1,317.57 feet continuing along said North-South ¼ line to the center corner of said section; thence S 89° 52' 28" E 1,108 feet, more or less, along the East-West ¼ line of said section to the shore line of Upper Herring Lake; thence Northwesterly along said lake shore line to Herring Creek; thence Northwesterly along Herring Creek to the said North 1/8 line; thence N 89° 27' 09" W along said North 1/8 line to the POB. (Bearings and distances based upon the 03/24/1993 survey by C. F. Roser, PS, PE #12028, Survey Project No. 27-93447, Forest Management Division – Region II, Michigan Department of Natural Resources.) 23.0 acres more or less.

Appraised Value: \$21,500.00

NATURAL RESOURCES COMMISSION
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February 9, 2009

Private Land to be Purchased: Benzie County, Gilmore Township, T26N, R16W, Section 35: The north 350 feet of that part of the South ½ of the SW ¼, Section 35 described as: Commencing at the South ¼ corner of Section 35, thence N 89° 51' 10" W 1,652.05 feet along the S line of said Section 35 to the point of beginning, thence continuing along said S line N 89° 51' 10" W 330.41 feet, thence N 00° 35' 41" E 990.41 feet, thence S 89° 49' 10" E 993.00 feet, thence S 00° 41' 52" W 659.86 feet, thence N 89° 49' 10" W 661.21 feet, thence S 00° 37' 45" W 330.31 feet to the point of beginning. 8.0 acres more or less.

Purchase Price: \$18,500.00

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

Notice: This item will appear on the Department of Natural Resources' (Department) February 23, 2009 Calendar and is eligible for approval on March 2, 2009.

Comments: The offered private land will provide a desirable new access point to the Betsie River State Game Area (BRSGA) that will aid management efforts and improve recreational access to this popular area. The 17.5-acre flag-shaped parcel slopes gently to the north from Grace Road. The property is primarily woodland with a mix of hardwoods and softwoods. Wetland conditions predominate on the parcel's northerly interior while an upland area of open meadow is present at the southern portion of the property near the road frontage. The parcel has 330.41 feet of frontage on Grace Road at which point a dirt two-track is present to provide access. Private ownerships flank the parcel on the east and west while the State-owned land of the BRSGA abuts on the north.

The desired State-owned parcel is an irregularly-shaped, generally level parcel constituting the inaccessible back land on the south side of Herring Creek at the Upper Herring Lake BAS #10-004. The entire parcel is characterized as wetland with timber type being a mixture of hardwoods and softwoods. The parcel has 900 feet of frontage on Upper Herring Lake. The parcel is bounded on the west and south by land owned by Grand Traverse Regional Land Conservancy. To the north beyond Herring Creek, is the Department's fully-developed BAS #10-004.

This exchange will contribute to the Department's Land Consolidation Strategy at both locations. The offered private land will enhance access, protect habitat and improve recreation opportunities at the BRSGA. The desired State-owned land, which is inaccessible due to the presence of Herring Creek and therefore surplus to the needs of the BAS, will be transferred to the GTRLC to be managed as part of the adjacent preserve.

The desired State-owned land was acquired by tax reversion in 1939. As a result of this transaction, the private land offered by exchange, will assume tax-reverted status.

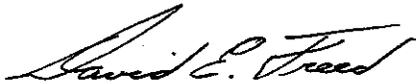
February 9, 2009

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on February 28, 2008. The Mineral and Land Management Section staff of Forest, Mineral and Fire Management has determined that it is appropriate to exchange mineral rights.

Recommendations:

(1) That the exchange and purchase be approved under authority of Act 451 of 1994, as amended, with the State reserving aboriginal antiquities. The State will convey mineral rights to the desired State-owned land if the offered private land includes mineral rights, otherwise state mineral rights will be retained.

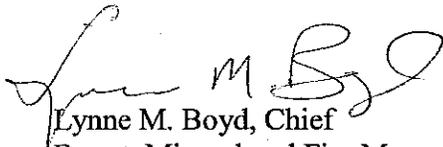
(2) That the 3.75 acre portion be approved for purchase with payment to be made from funds appropriated for the Michigan Natural Resources Trust Fund, Wildlife Land Consolidation Initiative, as approved in Act 59, Public Acts of 2007.



David E. Freed, Chief
Land and Facilities



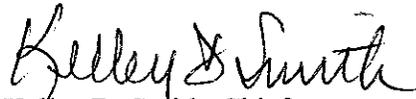
Russ Mason, Chief
Wildlife



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



Ronald A. Olson, Chief
Parks and Recreation



Kelley D. Smith, Chief
Fisheries



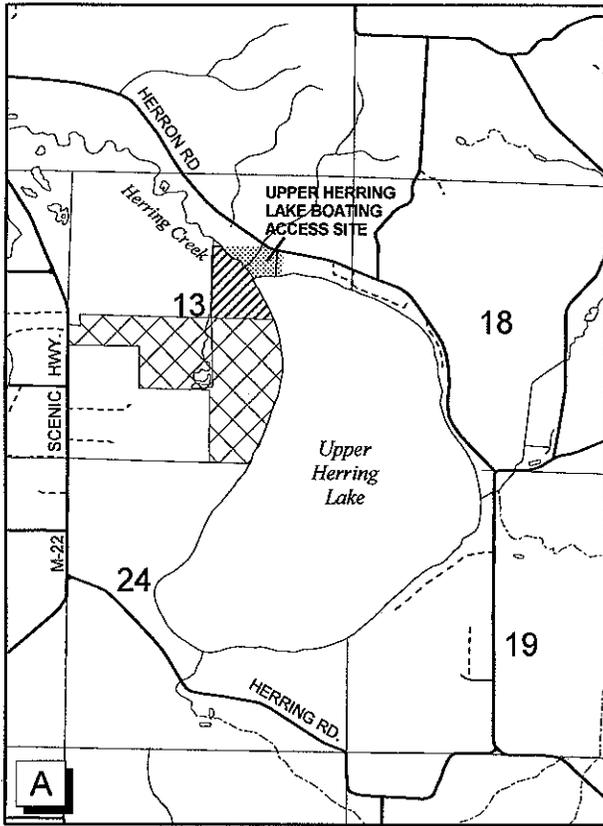
Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

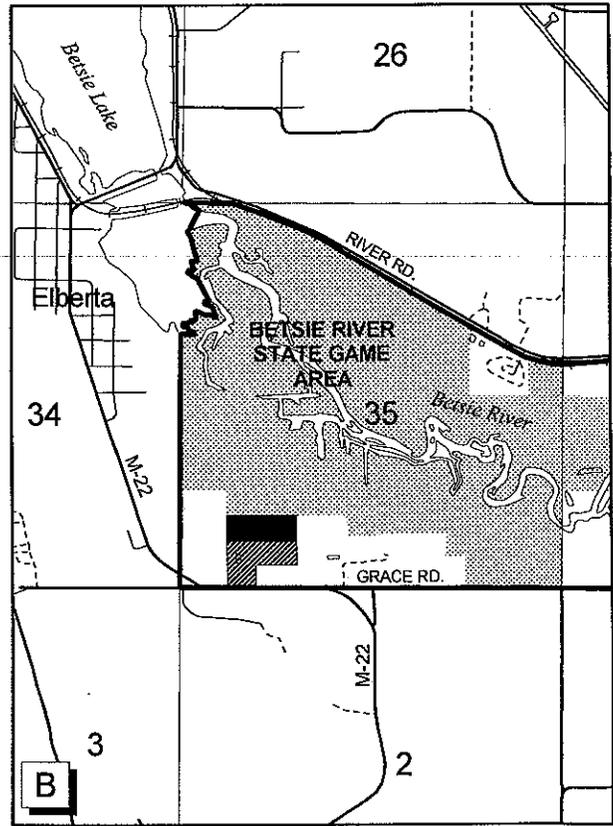
Rebecca A. Humphries
Director

Date Approved

PARKS AND RECREATION AND WILDLIFE LAND EXCHANGE
Upper Herring Lake Boating Access Site #10-004
and Betsie River State Game Area - Benzie County
Land Transaction Case #20070360



Section 13, T25N, R16W, Blaine Township



Section 35, T26N, R16W, Gilmore Township

- Game area boundary
-  State land desired from DNR in exchange (23.00 acres)
-  Applicant's land (Upper Herring Lake Nature Preserve)
-  Private land offered to DNR in exchange (9.50 acres)
-  Private land to be purchased by DNR (8.00 acres - \$18,500.00)
-  State land
-  Private land



DNR-FMFM
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