



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

April 14, 2014

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange for Public Purposes
Gladwin Management Unit – Midland County
Midland County Parks and Recreation
Land Transaction Case #20120119

Applicant: County of Midland, MI.

PA 240 of 2012: PILT Estimate: \$3.00/acre, swamp tax, being \$960.00
The parcels involved in the exchange are south of the Mason-Arenac line and will result in an increase of 203 counted acres.
Excluded acres: None

Private Land Offered in Exchange: 320 acres

Location: Midland County, Lincoln Township, T15N, R01W, Section 10: W1/2

Value: The municipal forest land will be conveyed back to the Department at no cost due to the State of Michigan holding reversionary interest in the property, under Act 451 of 1994, Section 324.52706.

State Lands Desired in Exchange: 117 acres

Location: Midland County, Edenville Township, T16N, R01W, Section 26: the SW1/4 of the SW1/4 and the NW1/4 of the SW1/4, except the North 505 feet of the West 330 feet, and Section 35: the West 40 acres of Government Lot 1 and part of the SW1/4 of the NW1/4, both with exceptions more particularly described in the case file, and Section 35: a 0.60-acre access site located south of Varity Creek adjacent to Lake Sanford Road and more particularly described in the case file.

Value: The desired land will be conveyed at a nominal cost for Public Purposes, under Act 451 of 1994, Section 324.2101.

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

Notice: This item will appear on the Department of Natural Resources (Department) April 29, 2014 calendar, and is eligible for approval on May 6, 2014.

Comments: The offered and desired lands are located in the north-central portion of Midland County, approximately ten miles northwest of the city of Midland, MI.

The desired State land was acquired by tax reversion in 1932, 1982, and by exchange acquisition in 1980 and 1986, which has taken on the tax-reversion status. Midland County desires the 117-acre tract for timber management and recreation purposes. The properties northern and eastern boundary contains small lots improved as single-family residences. The western boundary is county maintained N. Lake Sanford Road and the southern boundary contains approximately 1,000 feet of Varity Creek frontage. The County also desires a 0.60-acre tract located just south of Varity Creek for additional water access purposes.

The offered tract was deeded to Midland County in 1932 for municipal forest purposes, with the State retaining reversionary interest. The 320 acres will be returned to the state forest system and will continue to be managed for recreation and natural resources purposes. The tract will be conveyed containing a five-acre conservation easement granted by the County to the Department of Environmental Quality for wetland mitigation purposes. A permissive use letter will be issued to the County so that if the tract is needed for wetland mitigation purposes in the future, it can be used for that purpose.

This exchange will resolve land use and recreational trespass issues on the desired State-owned land and consolidate state forest land. As a result of this exchange, the offered land will assume the tax reversion status of the desired State land.

The Mineral Management Section staff has determined the State will retain their mineral rights due to an active mineral lease.

The proposed land exchange was reviewed and recommended for approval by the Land Exchange Review Committee on August 23, 2012.

Any proceeds from the exchange 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 then be used to acquire replacement property.

Support: Midland County is the applicant and supports the exchange.

April 14, 2014

- Recommendation(s):
- (1) That the exchange be approved with the State reserving mineral rights and aboriginal antiquities and conveying desired parcel for public purposes.
 - (2) That the proceeds from the transaction be deposited into the LEFF.
 - (3) The County be issued a permissive use letter for the five-acre conservation easement area on offered land.

Russ Mason, Ph.D., Chief
Wildlife Division

William O'Neill, Chief
Forest Resources Division

James L. Dexter, Chief
Fisheries Division

Ronald A. Olson, Chief
Parks and Recreation Division

William E. Moritz, Ph.D.
Natural Resources Deputy

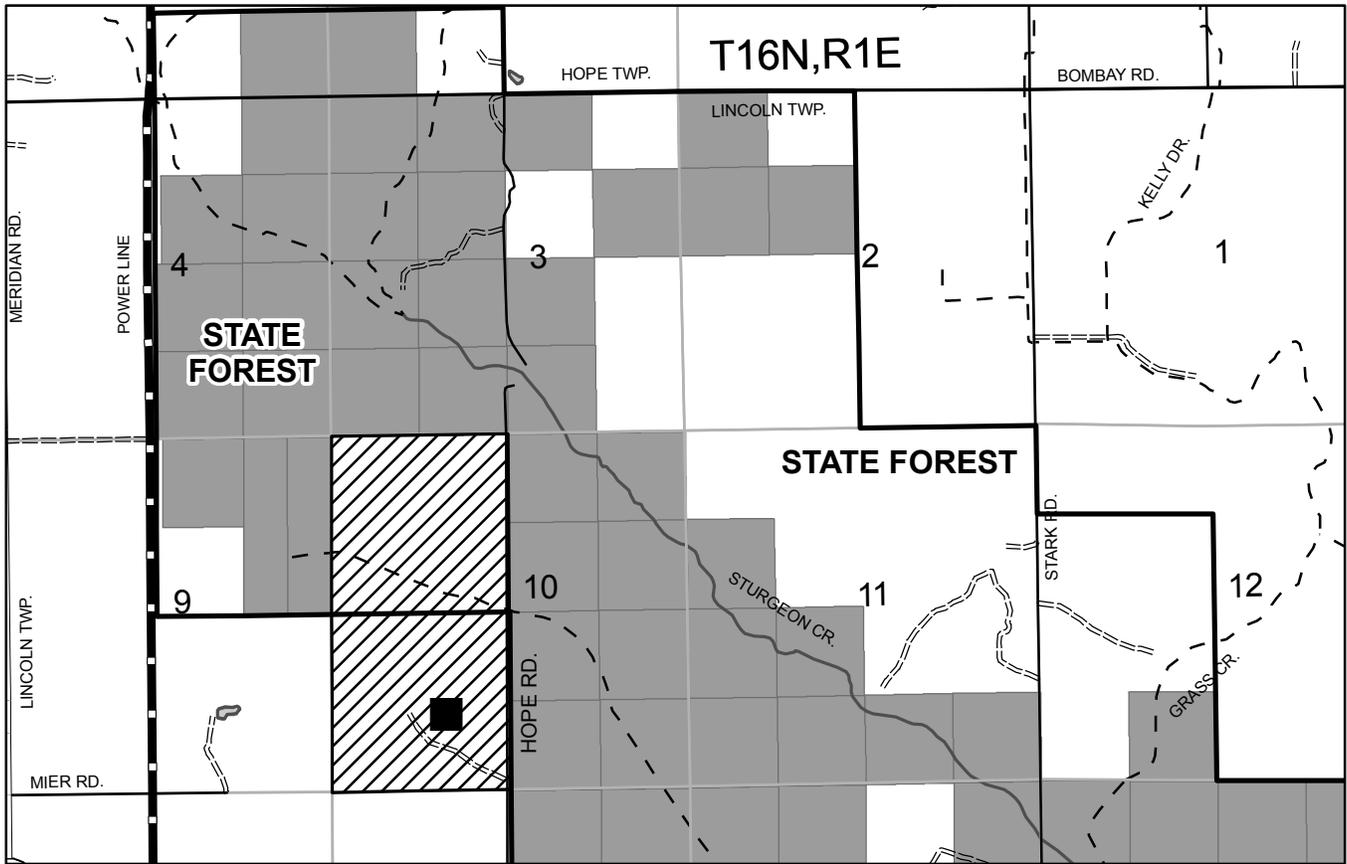
Mark H. Hoffman
Chief Administrative Officer

I approve the staff recommendations

Keith Creagh
Director

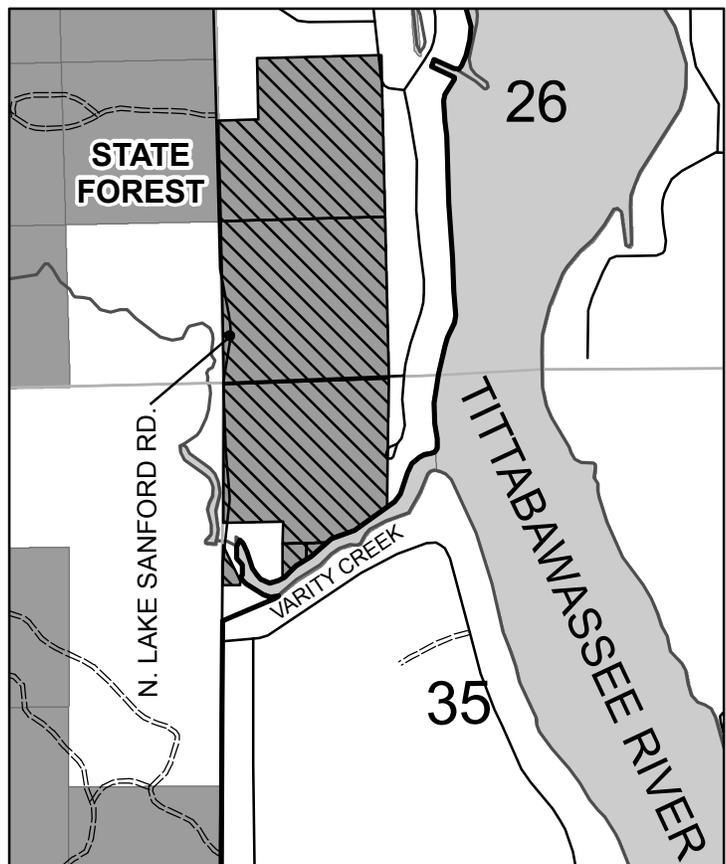
Date Approved

**STATE FOREST LAND EXCHANGE FOR PUBLIC PURPOSES
 Gladwin Management Unit -- Midland County
 Midland County Parks and Recreation
 Land Transaction Case #20120119**



**Offered -- Section 10, T15N, R1E
 Lincoln Township**

- State Forest Boundary
- Land Offered to DNR (320 acres m/l)
- Desired DNR Land for Public Purposes (117 acres m/l)
- Conservation Easement (5 acres)
- State Land
- Private Land



**Desired -- Sections 26 & 35, T16N, R1W
 Edenville Township**

