STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT

LANSING

JENNIFER M. GRANHOLM
GOVERNOR

REBECCA A. HUMPHRIES
DIRECTOR

June 7, 2010

TO:	Rebecca A. Humphries, Director
Transaction:	Recreation Land Acquisition Cheboygan River - Gaylord District The GEFS Marine Parcel Land Transaction Case #20080018
Purchase:	3.72 acre parcel with 488' of Cheboygan River Frontage - $300,000.00
Description:	The City of Cheboygan, Cheboygan County, Michigan, T38N, R1W Section 29, as described in the attached Exhibit A
Sellers:	GES Properties LLC., Cheboygan, Michigan Samuel D. Fralick Revocable Living Trust, Cheboygan, Michigan Eloise J. Fralick Revocable Living Trust, Cheboygan, Michigan
Authority:	Part 21, Subpart 11, of Act 451, Public Acts of 1994, as amended
Notice:	This item will appear on the Department's June 28, 2010 Calendar, and is eligible for approval on July 5, 2010.

Comments:

The offered 3.72-acre parcel is located at the mouth of the Cheboygan River in the City of Cheboygan. It is situated between the Cheboygan County Marina and the Cheboygan Crib Light, an historic structure dating to 1884. Access is via North Huron Street which ends in a cul-de-sac at the west edge of the parcel.

This generally level parcel is covered in a mix of small trees and open grassy areas and is the last privately-owned parcel in this scenic location at the Lake Huron shore.

The parcel is strategically located adjacent to the Cheboygan County Marina, which was developed as a Waterways Grant-in-Aid project administered by the Department. The Recreation Division wishes to secure the offered private land for future use in conjunction with the marina and for possible large-craft mooring opportunities.

Acquisition of this parcel will contribute to the Department's goals of increasing waterfront public recreation opportunities and providing for future enhancements to boating access on Lake Huron.

The seller will convey any mineral rights they may hold relative to the offered land.

Recommendation: That the purchase be approved with payment to be made from funds appropriated from the Waterways Fund, under Act 193, Public Acts of 2008.

David E. Freed, Chief
Land and Facilities

Lynne M. Boyd, Chief
Forest Management Division

Russ Mason, Ph.D., Chief
Wildlife Division

Ronald A. Olson, Chief
Recreation Division

Kelley D. Smith, Ph.D., Chief
Fisheries Division

Mindy Koch, Deputy Director
Resource Management

Frank Ruswick, Deputy Director
Stewardship

I approve the staff recommendation.

Rebecca A. Humphries
Director

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Date Approved

EXHIBIT A

Case # 20080018
Cheboygan River Mouth –GEFS Marine Terminal

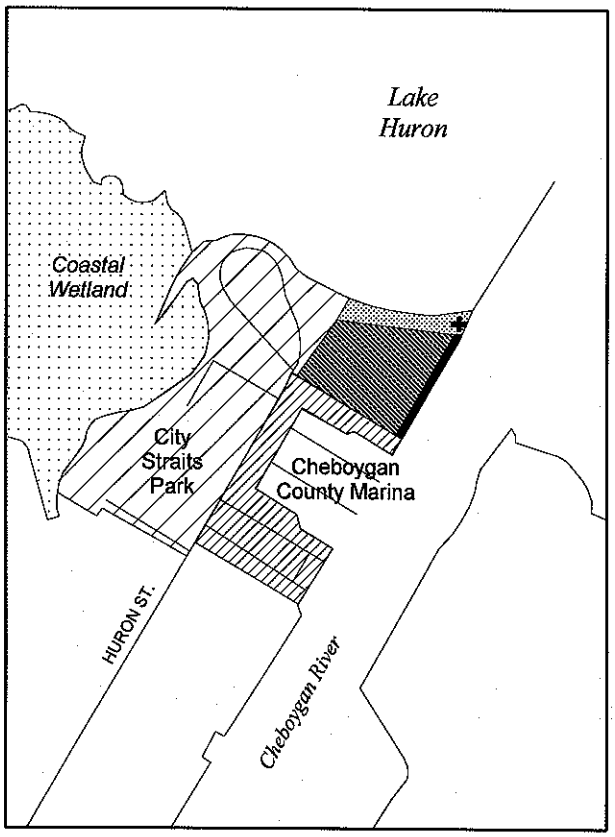
A parcel of filled unpatented land adjacent and contiguous to Government Lot 3, Section 29, T38N, R2W, described as:

Commencing at the SW corner of Section 29, T38N, R1W, proceeding thence N 00°18'40" E along the W line of Section 29, a distance of 18.24 feet to the NW'ly right-of-way of Main Street, thence N 32°05'0" E along said right-of-way 918.44 feet to the NE'ly right-of-way of Lake Street, thence N 56°40'50" W along said right-of-way 198.09 feet to the NE'ly right-of-way of Huron Street, thence N 32°08'10" E along said right-of-way 2151.21 feet to the point of beginning of this description, continuing thence N 32°08'10" E 255.18 feet, thence S 86°16'22" E 503.04 feet to the bank of the Cheboygan River, thence S 33°13'10" W along the bank of the Cheboygan River 487.87 feet, thence N 58°45'10" W 433.29 feet to the point of beginning, containing 3.72 acres, more or less.

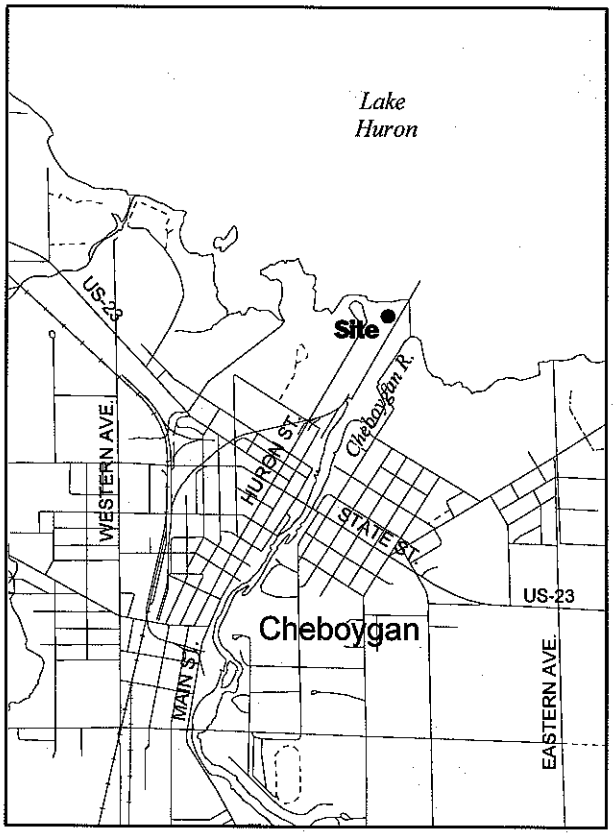
SUBJECT TO: a certain easement reserved by the State of Michigan 30 feet in width along the W'ly bank of the Cheboygan River more fully described as follows:

Commencing at the SW corner of Section 29, T38N, R1W, proceeding thence N 00°18'40" E along the W line of Section 29, a distance of 18.24 feet to the NW'ly right-of-way of Main Street, thence N 32°05'0" E along said right-of-way 918.44 feet to the NE'ly right-of-way of Lake Street, thence N 56°40'50" W along said right-of-way 198.09 feet to the NE'ly right-of-way of Huron Street, thence N 32°08'10" E along said right-of-way 2151.21 feet, thence S 58°45'10" E 403.29 feet to the point of beginning of this description, continuing thence S 58°45'10' E 30 feet to the bank of the Cheboygan River, thence N 33°13'10" E along the bank of the Cheboygan River 487.87 feet, thence N 86°14'50" W 34.45 feet, thence S 33°13'10" W 471.94 feet to the point of beginning.

RECREATION LAND ACQUISITION
Gaylord District - Cheboygan County
The GEFS Marine Parcel
Land Transaction Case #20080018

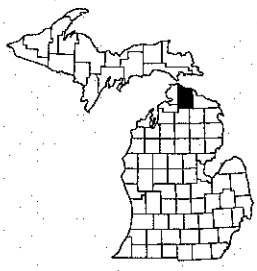


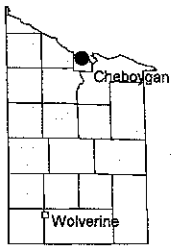
Section 29, T38N, R02W, City of Cheboygan



Regional Location

- Land offered to DNRE (3.72 acres - $300,000.00)
- Existing DNRE easement (30 ft. wide)
- State land
- Private land
- \+ Cheboygan Crib Light





CHEBOYGAN COUNTY

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DNRE-FMD
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06-01-10, 3:00 pm