STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT
LANSING

JENNIFER M. GRANHOLM
GOVERNOR

REBECCA A. HUMPHRIES
DIRECTOR

May 10, 2010

TO:	Rebecca A. Humphries, Director
INFORMATION:	Natural Resources Commission
Transaction:	Sale of Surplus State-owned Land Cadillac District – Manistee County Land Transaction Case #20090053
Sale:	195 Lots and 1 Partial Lot of undeveloped lots in Portage Park Addition Subdivision
Description:	Manistee County, Onekama Township, T23N, R16W, Portage Park Addition Subdivision, as specifically described on the attached Exhibit A.
Purchaser:	Onekama Township, Manistee County, Michigan
Sale Price:	$7,040.00 (including transaction fee)
Authority:	Act 451, Public Acts of 1994, as amended
Notice:	This item will appear on the Department of Natural Resources and Environment's (Department) May 24, 2010 Calendar, and is eligible for approval on May 31, 2010. The transaction was also posted in a local newspaper as required by statute.
Comments:	The desired parcels are within Onekama Township and the Cadillac District. They were acquired by tax reversion in 1939 (143 and one partial lot); 1941 (13); 1952 (1); 1986 (3); 1989 (5); 1992 (1) and 1994 (29). In Phase II of the Land Consolidation Strategy, Department staff reviewed the parcels and determined that they were eligible for disposal. On March 10, 2008, the Director approved disposal of the parcels as well as their respective classification as either "Class 2" (parcels to be offered to local units of government or alternate conservation organizations only) or "Class 3" (parcels eligible for sale to the general public). As a result, Onekama Township was offered the opportunity to purchase the properties and accepted. Mineral Rights will be conveyed. For the majority of the parcels (those designated as Class 2 due to recreation potential or natural features worthy of protection), the

Township agrees to comply with conditions of their conveyance as follows: a) that the property shall remain open to the general public, and b) that development is restricted to outdoor recreation and support facilities only.

This sale will contribute to Natural Resources Commission Policy 2627 and the Department's Land Consolidation Strategy by selling non-essential lands, depositing the proceeds into the Land Exchange Facilitation Fund (LEFF), and using the proceeds to purchase in-holdings and other lands that will better suit the Department's mission.

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. 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 land be sold to the applicant for $7,040.00, with proceeds to be deposited in the LEFF.
(2) That the State retain the rights to aboriginal antiquities.
(3) That the Class 2 parcels be conveyed with the conditions that the property shall remain open to the general public, and development is restricted to outdoor recreation and support facilities only.

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 recommendations.

Rebecca A. Humphries
Director

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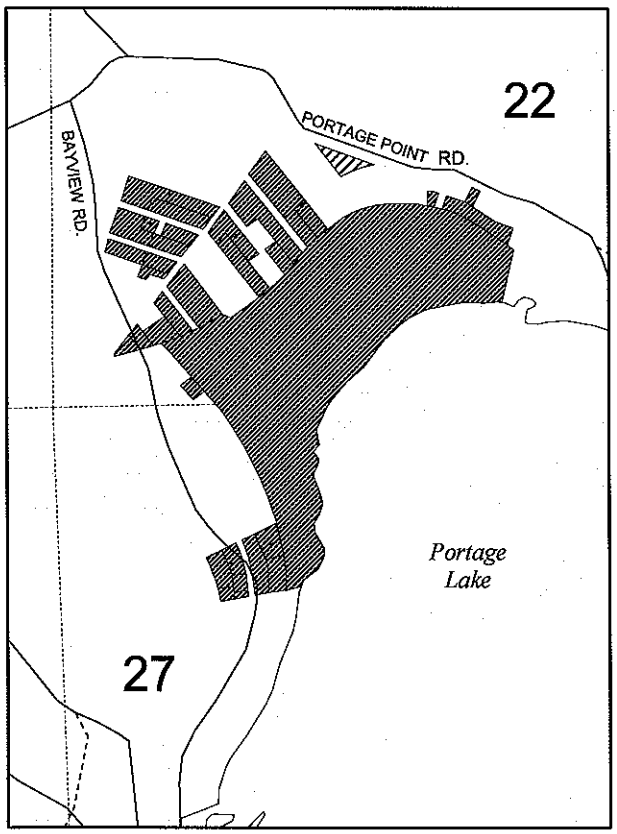
Date Approved

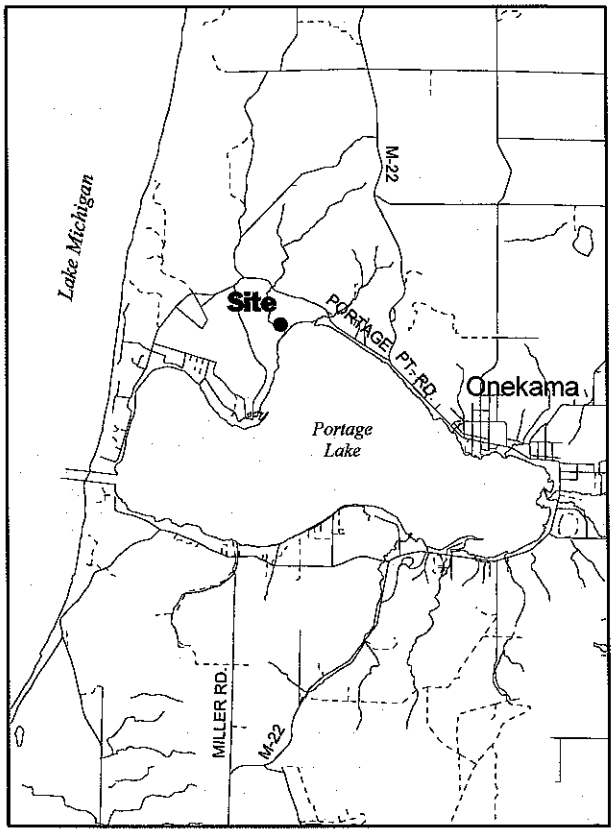
Exhibit A
Portage Park Addition
Onekama Township, Manistee County

Par ID	Legal Description	Lots
	Class II Parcels	
431845	Block: 02, LOT 9	1 Lot
431847	Block: 02, LOT 13, 14, 15, 16, 17, 18, 19, 20, 21	9 Lots
431850	Block: 03, LOT 20	1 Lot
431852	Block: 06, LOT 1, 2, 3, 4, 5	5 Lots
431853	Lots 6 to 20 Incl Block 6	15 Lots
431854	Block: 06, LOT 21, 22, 23, 24, 25	5 Lots
431855	Block: 07, LOT 1, 2	2 Lots
431856	Block: 07, LOT 3, 4, 5, 6, 7	5 Lots
431857	Lots 8 to 16 Incl Block 7	9 Lots
431859	Block: 07, LOT 21, 22, 23, 24	4 Lots
431861	Block: 08, LOT 5, 6, 7, 8	4 Lots
431862	Lots 9 to 13 Incl Block 8	5 Lots
431863	Block: 08, LOT 14, 15, 16	3 Lots
431864	Block: 08, LOT 17, 18, 19, 20, 21	5 Lots
431867	Block: 10, LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15	15 Lots
431868	Block: 11, LOT 1, 2, 3, 4, 5, 6, 7	7 Lots
431870	Block: 11, LOT 12, 13	2 Lots
431872	Block: 11, LOT 15, 16, 17, 18	4 Lots
431877	Block: 13, LOT 1, 2, 3	3 Lots
431889	Block: 16, LOT 7, 8	2 Lots
431890	Block: 16, LOT 1	1 Lot
431891	Block: 16, LOT 2, 3, 4	3 Lots
431892	Block: 16, LOT 5, 6	2 Lots
431893	Block: 17, LOT 7, 8	2 Lots
431894	Block: 16, Lots 9 to 13 incl, exc Rd r/w	5 Lots
431896	Block: 16, LOT 14, 15	2 Lots
431898	Block: 17, LOT 1, 2, 3, 4, 5, 6, 9, 10	8 Lots
431899	Block: 17, LOT 11, 12, 13, 14, 15, 16, 17, 18	8 Lots
432234	Block: 71, LOT 1, 2, 3, 4, 5, 6, 7	7 Lots
432235	Block: 71, LOT 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	10 Lots
432236	Block: 71, LOT 18, 19, 20, 21, 22, 23, 24, 25	8 Lots
432237	Block: 72, LOT 1, 2, 3, 4	4 Lots
432240	Block: 72, LOT 6	1 Lot
432241	Block: 72, LOT 7	1 Lot
432242	Block: 72, LOT 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	10 Lots
432243	Block: 72, LOT 18, 19, 20, 21, 22	5 Lots
432245	Block: 73, LOT 1 to 4, inclusive	4 Lots
432246	Block: 73, LOT 5 to 9, inclusive	5 Lots
432248	Block: 73, LOT 15, 16	2 Lots
432306	Outlot 4 EXCEPT that part E'ly of E line of Lot 22, Block 2 ext S 21d 19' 15" W to Portage Lake AND EXCEPT that part lyg S'ly of S line of Sylvan Way St extended E'ly to shore of Portage Lake.	1 Part. Lot
1015351	Lot 14 Block 11	1 Lot
	Class III Parcel	
431851	Block: 04, Entire Block	1 Lot

SALE OF SURPLUS STATE-OWNED LAND
Roscommon District - Manistee County
Land Transaction Case #20090053



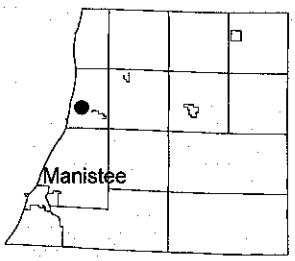
Sections 22 and 27, T23N, R16W
Portage Park Addition Subdivision
Onekama Township



Regional Location

State land to be sold (195 lots and 1 partial lot - $7,040.00)

- Class 2 lots
- Class 3 lot
- Private land



MANISTEE COUNTY

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