



STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT
LANSING

JENNIFER M. GRANHOLM
GOVERNOR

REBECCA A. HUMPHRIES
DIRECTOR

May 4, 2010

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Recreation Land Exchange
Lake Angeline Boating Access Site
Baraga District – Marquette County
Land Transaction Case #20080145

Applicant: Bruce L. and Katherine B. Houghton, Negaunee, Michigan

Private Land Offered In Exchange: City of Ishpeming, Marquette County, T47N, R27W, Part of Government Lot 5 of Section 10 more particularly described in attached Exhibit A.
1.4 acres, more or less

Exchange Value: The offered private parcel is larger in size than the desired State land. The offered parcel has attributes that are superior to the desired parcel, as outlined below.

State Land Desired In Exchange: Marquette, T47N, R27W, Section 10, NW1/4 of SE1/4 (1) A parcel of land located in Government Lot 3, more particularly described as follows: Commencing at the N ¼ corner of said Section 10; thence S 0°13'21" W 2,519.79 feet along the N-S ¼ line (to the center corner); thence S 0°20'41" W 968.26 feet (along said N-S ¼ line); thence due E 130 feet to the Point of Beginning; thence S 84°38'30" E 200.77 feet; thence S 0°20'41" W 145.70 feet (to a meander corner on the shore of Lake Angeline); thence along the next 2 shoreline bearings S 85°53'13" W 151.99 feet; thence N 63°57'47" W 53.79 feet; thence N 0°20'41" E 151.74 feet to the Point of Beginning. .73 acres more or less

Exchange Value: The desired State parcel is smaller in size than the offered parcel. The desired parcel has attributes that are inferior to the offered parcel, as outlined below.

Authority: Part 21 of 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.

Comments: This transaction benefits the Department by providing an excellent location for the development of an accessible public boat launch and associated parking facilities. The offered parcel is better suited for developing a boat launch facility because its upland component makes launch development, maintenance, and use more convenient compared to the lowland condition found on the shoreline portion of the desired land. The desired parcel's shoreline is in a less protected location relative to prevailing winds which make it less desirable for launch development. By contrast the offered private land has a curved shoreline at the west end of the lake, providing boaters needed wind shelter while launching and landing. The applicants will retain a 33-foot access easement through the offered parcel in order to access a parcel east of the offered land.

The desired parcel is located outside of the City of Ishpeming, surrounded by private land, and access is difficult over a mile of poorly-maintained gravel road, while the offered private land is easily accessible via city-maintained roads. Due to the convenient location of the offered private land, the City of Ishpeming expressed interest in managing the facility once it is developed.

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on February 19, 2009. The Mineral and Land Management staff has advised that the metallic, nonmetallic, and oil and gas potential of the State-owned land is limited. Minerals relative to the desired State-owned parcel will be conveyed as part of the transaction to keep them unified with the surface. The applicants will convey any mineral rights they may own relative to the offered land.

The desired State-owned land was acquired by gift in 1994.

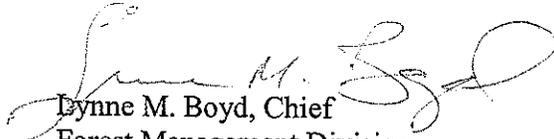
This transaction adheres to Natural Resources Commission Policy 2627 and the Department's Land Consolidation Strategy through prudent use of the Department's exchange authority. In this transaction, the statutory requirements for a land exchange are satisfied based on offered acreage being greater than the desired State acreage and the transaction being in the best interest of the State. The land characteristics, recreational values, and management efficiencies of this exchange have been thoroughly reviewed by staff and found to be in favor of the State. For these reasons, the expense of contracting for an appraisal of this exchange was not deemed to provide a benefit to the State and was therefore not undertaken.

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

(2) Mineral rights to the desired State-owned land will be conveyed.



David E. Freed, Chief
Land and Facilities



Lynne M. Boyd, Chief
Forest Management Division



Russ Mason, Ph.D., Chief
Wildlife Division



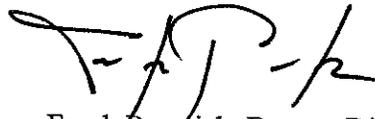
Ronald A. Olson, Chief
Recreation Division



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

Date Approved

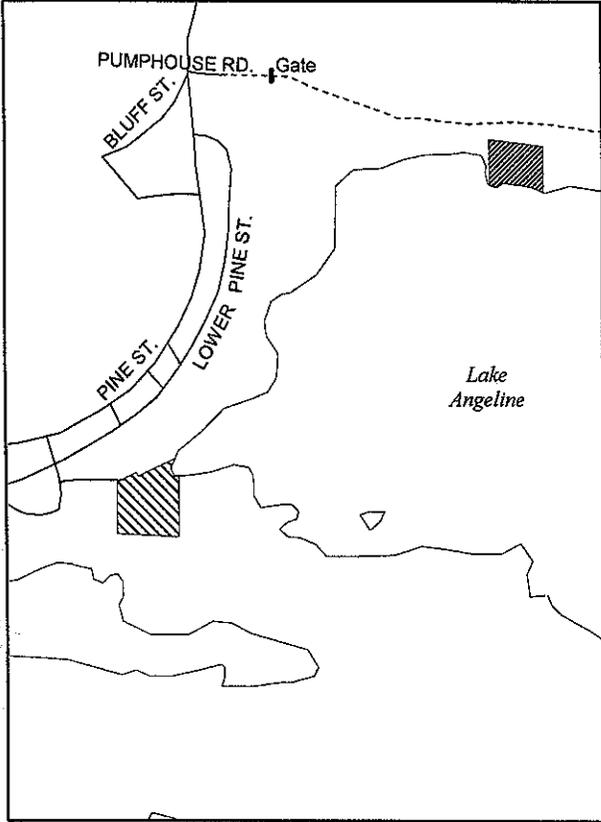
Exhibit A

Part of Government Lot 5, of Section 10, (T47N, R27W), City of Ishpeming, Marquette County, Michigan, more particularly described as:

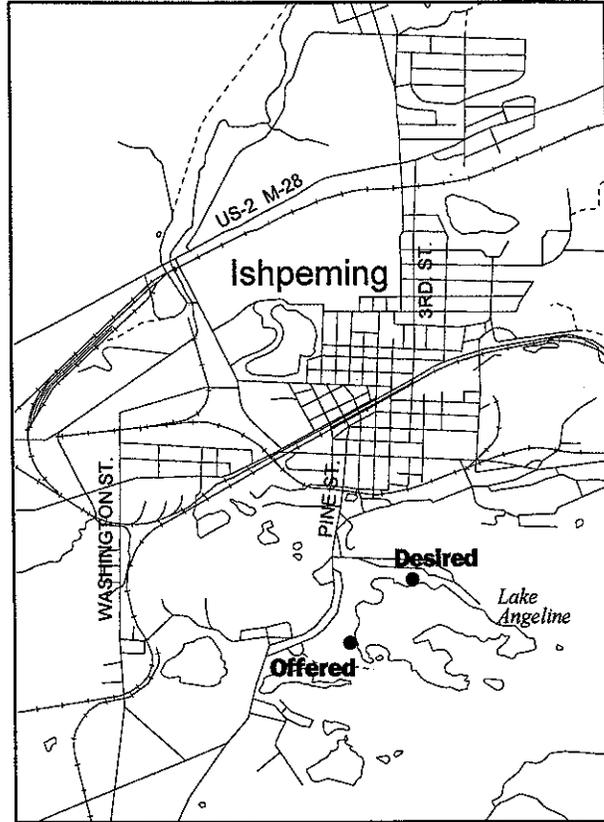
Beginning on the S line of said Section 10 at the SE corner of Lot 1 on the subdivision boundary line of the S & M Subdivision as recorded in Liber 12 of Plats, Page 304 B; thence N 02°06'25" E along said subdivision boundary 218.20 feet to the S line of a public easement as recorded in Liber 123 of Miscellaneous Records, Page 384; thence N 82°47'00" E along said easement 37.74 feet; thence N 54°40'24" E along said easement 47.67 feet; thence S 35°19'36" E along said easement 20.00 feet; thence N 54°40'24" E along said easement 20.00 feet; thence N 66°33'16" E 112 feet, more or less, to the water's edge of Lake Angeline; thence SW'ly and SE'ly along said water's edge 123 feet, more or less, to a point located 207.41 feet N and 247.92 feet E from the Point of Beginning; thence S00°00'00" W 217 feet, more or less, to the S line of said section; thence N 87°53'35" W along said section line 248.09 feet to the Point of Beginning.

The above described parcel contains 1.4 acres, more or less, to the water's edge of Lake Angeline and is subject to all mineral rights, mineral reservations, mineral exceptions, easements and building and use restrictions of record, and all other conditions, reservations, exceptions, and restrictions as may be contained in any conveyance constituting the recorded chain of title to said premises, and further subject to all applicable zoning laws, ordinances and visible easements, if any.

RECREATION LAND EXCHANGE
 Lake Angeline Boating Access Site
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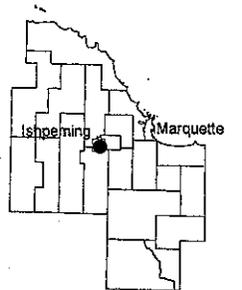


Section 10, T47N, R27W, City of Ishpeming



Regional Location

- State land desired from DNRE in exchange (0.73 acre)
- Private land offered to DNRE in exchange (1.40 acres)
- State land
- Private land
- Private drive



MARQUETTE COUNTY