



STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



JENNIFER M. GRANHOLM  
GOVERNOR

REBECCA A. HUMPHRIES  
DIRECTOR

October 13, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Sale of Dedicated State-owned Land and Gift of Land  
Gaylord Management Unit – Emmet County  
Land Transaction Case #20060040

Applicant: Little Traverse Bay Development Company, a Michigan Corporation, Harbor Springs, Michigan

State Land Desired By Purchase: Emmet County, Little Traverse Township, T35N, R05W, part of the SE ¼ of Section 3, described as: beginning at the SE Corner of Section 3, T35N, R05W, Emmet County; thence along the South line of said Section 3, S 89° 23' 00" W 1,325.00 feet; thence N 0° 58' 05" E 160.00 feet; thence N 89° 23' 00" E 1,325.00 feet; thence along the East Line of said Section 3, S 0° 58' 05" W 160.00 feet to the place of beginning. 4.86 acres, more or less.

Sale Price: \$192,200.00 (includes trespass penalty and transaction costs)

Private Land To be Gifted: Emmet County, Little Traverse Township, T35N, R05W, part of the NE ¼ of Section 10, described as: beginning at the North ¼ Corner of Section 10, T35N, R05W, Emmet County; thence along the North line of said Section 10, N 89° 23' 00" E 594.00 feet; thence S 36° 44' 10" W 996.25 feet; thence along the North South ¼ line of said Section 10 N 0° 08' 20" E 792.00 feet to the place of beginning. 5.4 acres more or less.

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

Notice: This item will appear on the Department of Natural Resources' (Department) October 27, 2008 Calendar, and is eligible for approval on November 3, 2008. The transaction was also posted in local newspapers as required by legislation.

NATURAL RESOURCES COMMISSION  
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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Comments:

The desired 4.86-acre parcel and the offered 5.4-acre parcel are a part of the Gaylord Management Unit in Emmet County, and are located approximately four miles east of Harbor Springs. When the applicant developed this part of the Little Traverse Bay Golf Club, it appears that it did so without the benefit of a survey. This resulted in the clearing and development of the desired 4.86-acre parcel of State-owned land with a storage building, a maintenance building, parking lots, several above-ground fuel tanks, concrete pads, an outdoor storage area for equipment and materials, and two golf tee boxes.

The land being offered as a gift is a triangular-shaped parcel of land located at a point where two blocks of State-owned land touch corners. At present, the State does not have deeded legal access to cross between these two parcels along an existing two-track. The acquisition of this parcel will provide needed access so that managers and the public can use approximately 100 acres of State-owned land, which is currently difficult to access due to the steep topography found between the State-owned land in Section 3 and Chadderdon Road to the east.

The proposed transaction was reviewed by Department staff, and the sale was recommended for approval by the Land Exchange Review Committee on October 25, 2007. This recommendation is conditioned as follows:

- the 4.86-acre parcel is to be sold to the applicant at three times the fair market value, in compliance with the DNR 2612.12 - Non-Timber Trespass Procedure.
- the applicant will remove the two tee boxes from State-owned land.
- the applicant will convey the offered land to the State as a gift.

The Mineral and Land Management Section of the Forest, Mineral and Fire Management Division has reviewed this transaction and determined that the desired and offered parcels have equal mineral values and that it is appropriate to exchange these rights.

The desired parcel was acquired by tax reversion in 1939.

The Land Exchange Facilitation Fund (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 this transaction will be deposited in the LEFF.

Recommendations:

(1) That the sale and gift acceptance be approved under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities. Mineral rights will be conveyed if the applicant's land is conveyed with mineral rights.

- (2) That the proceeds from the sale be deposited into the LEFF.
- (3) That prior to the completion of the sale, the applicant is to remove the two tee boxes and all other materials from the land not being acquired by the applicant.

David E. Freed, Chief  
Land and Facilities

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

Russ Mason, Chief  
Wildlife

Ronald A. Olson, Chief  
Parks and Recreation

Arminda S. Koch  
Resource Management Deputy

I approve the staff recommendations.

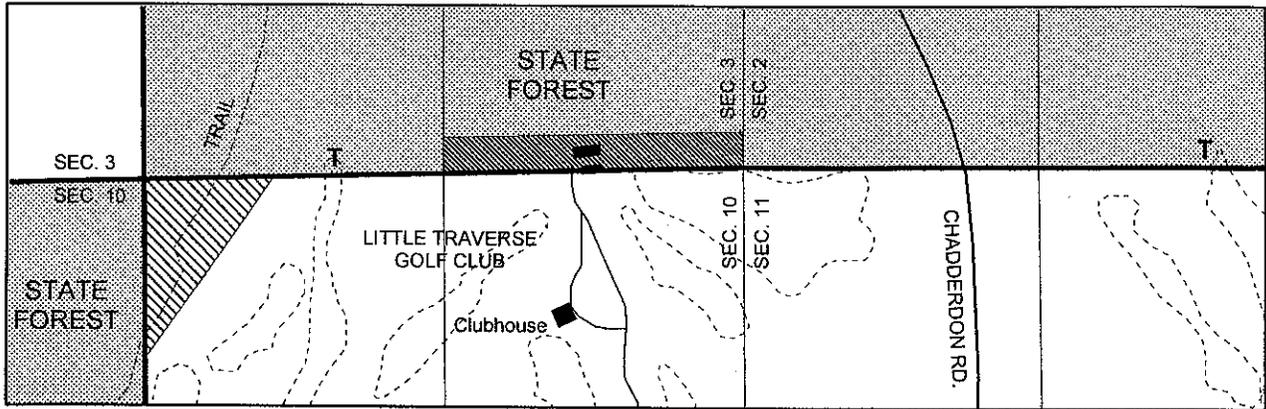
Rebecca A. Humphries  
Director

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Date Approved

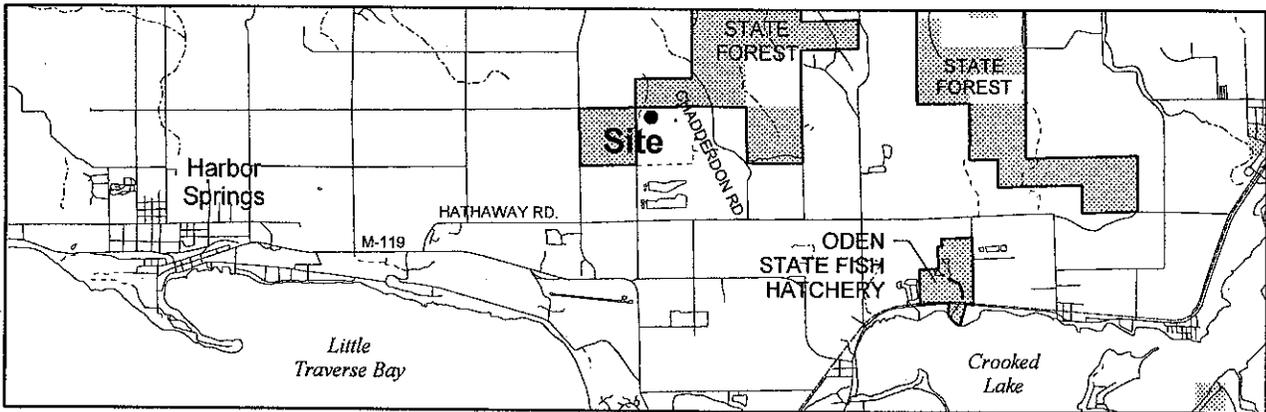
# SALE OF DEDICATED STATE-OWNED LAND AND GIFT OF LAND

## Gaylord Management Unit - Emmet County

### Land Transaction Case #20060040

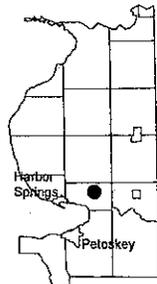


Sections 3, 10 and 11, T35N, R05W, Little Traverse Township



Regional Location

- Golf Club Buildings
- T Golf Tees to be Removed
- Fairways, Driving Range
- State Forest Boundary
- ▨ State Land to be Sold (4.86 acres - \$192,200.00)
- ▧ Gift of Land Offered to DNR (5.40 acres)
- ▩ State Land
- Private Land



EMMET COUNTY



DNR-FMFM  
 Dnrfile2\RAU\_Projects\  
 Commission\_Memos\  
 OLAF\20060040  
 10-07-08, 9:45 a.m.