JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING

REBECCA A. HUMPHRIES
DIRECTOR

March 9, 2009

TO:	Rebecca A. Humphries, Director
INFORMATION:	Natural Resources Commission
Transaction:	Sale of Surplus State-owned Land – Land Consolidation Phase III Parcel Gaylord Management Unit – Charlevoix County Land Transaction Case #20060185
Sale:	41.53 acres
Description:	Charlevoix County, Eveline Township, T33N, R07W: Part Gov't Lots 1, 2, 3: Commencing at a point on South line of said Section 34 at the shore of Lake Charlevoix distant 1,513.4 feet West of the SE corner of Section 34, thence East 500 feet on said South line of Section 34, thence 281.55 feet at angle to left of 84° 05' to the Point of Beginning of this description, thence continuing on last described course 121.90 feet, thence 2,852.95 feet at angle to left of 44° 56' thence 671.65 feet at angle to right of 38° 26' to an iron rod on the South line of Bracey Road, a county road, thence West along said road line to the E'ly line of the Plat of Water's Edge, a plat recorded in Liber 2 of Plats, Page 31, Charlevoix County Records, thence S 1° 12' W 663.2 feet, S 39° 49' E 503.7 feet, S 21° 08' E 635.6 feet, S 29° 35' E 744.15 feet, and S 60° 25' W 316 feet along the S'ly SE'ly, and SW'ly sides of said recorded plat to the shore of Lake Charlevoix, thence SE'ly along said shore to a point parallel to the South line of said Section 34 and West of the Point of Beginning; thence East on said line to the Point of Beginning.
Purchaser:	Eveline Township, Charlevoix County, Michigan
Sale Price:	$62,000.00
Authority:	Part 21, Subpart 10, Act 451, Public Acts of 1994, as amended
Notice:	This item will appear on the Department's March 23, 2009 Calendar, and is eligible for approval on March 30, 2009. The transaction was also posted in local newspapers as required by statute.

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

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528
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Special Condition: The parcel was acquired by gift in 1967 with a deed restriction stating that the property "shall be used as a natural area or for wildlife propagation including pike marsh management, but not for public park, campground, or lake access purposes."

Minerals: To be conveyed.

Comments: The desired parcel is located on the shore of the South Arm of Lake Charlevoix, four miles north of East Jordan. The parcel is comprised largely of wetland topography with significant areas of emergent vegetation. The remainder is heavily wooded with lowland hardwoods and coniferous species.

Department staff reviewed the desired land as a part of the Land Consolidation Strategy, and concur that it is surplus to Department needs. On April 21, 2005, the Land Exchange Review Committee recommended that it be classified as a "Class 2" parcel to be offered to local units of government or alternate conservation organizations. Class 2 parcels are conveyed with a deed restriction insuring that the property remains in an essentially natural state and open to the general public.

Eveline Township applied to purchase the property through the Land Consolidation Strategy procedures. 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 parcel be sold to Eveline Township for $62,000.00 with the township to be credited at closing for $300.00 already paid to State.

(2) That the State retains the rights to aboriginal antiquities and conveys minerals.

(3) That the parcel be sold subject to the following deed restrictions:
a) The property must remain in an essentially natural state and open to the general public.

b) Construction or placement of structures on the property is prohibited except for those facilitating outdoor recreation only, and which comply with restrictions in the 1967 gift deed to the State.

(4) That the property remains subject to the conditions as stipulated in the 1967 gift deed to the State.

(5) That the proceeds be deposited into the LEFF.

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

Kelley D. Smith, Chief
Fisheries

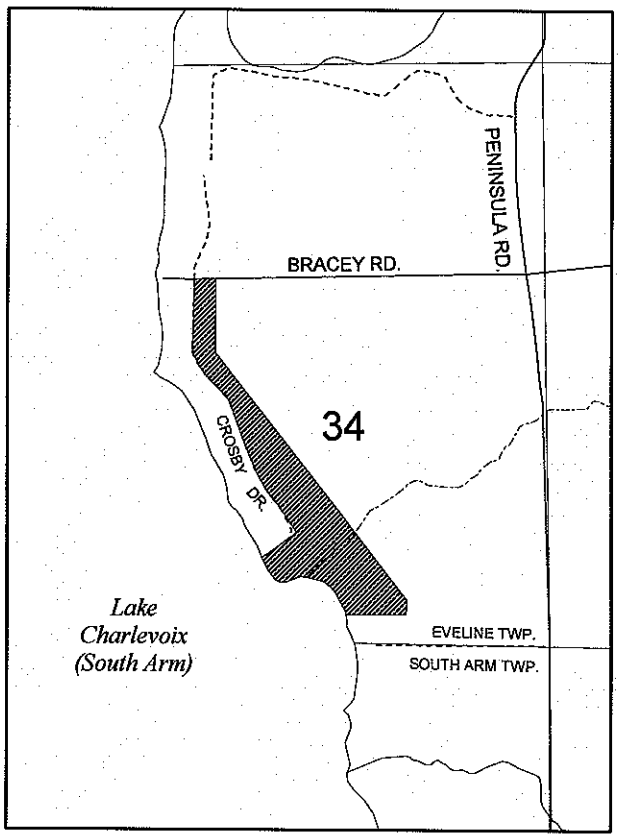
Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

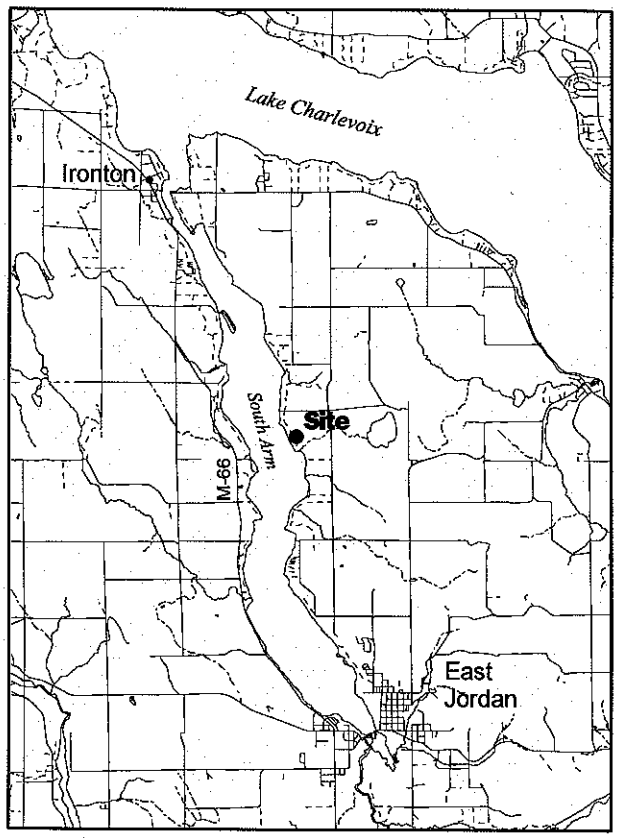
Rebecca A. Humphries
Director

Date Approved

SALE OF SURPLUS STATE-OWNED LAND
Land Consolidation Phase III Parcel
DNR Surplus - Charlevoix County
Land Transaction Case #20060185

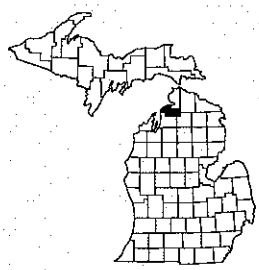


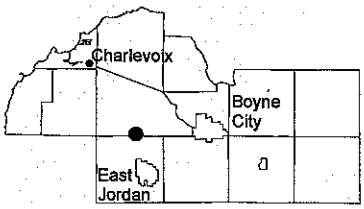
Section 34, T33N, R07W, Eveline Township



Regional Location

State land to be sold (41.53 acres - $62,000.00)
State land
Private land





CHARLEVOIX COUNTY

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