



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: Parks and Recreation Easement Exchange  
LakeLands Trail State Park – Oakland County  
Land Transaction Case #20070359

Applicant: Charter Township of Lyon, New Hudson, Michigan

Trail Easement 22-foot wide permanent easement for public recreational trail purposes,  
Offered in Exchange: Oakland County, Lyon Township, T01N, R07W, Section 3: See "Exhibit A"  
for complete legal description.

Easement Fee  
Schedule Value: \$8,750.00

Easements Desired Trail crossing easements in perpetuity for public road purposes, Oakland  
In Exchange: County, Lyon Township, T01N, R07W, Section 3: See "Exhibit B"  
for complete legal descriptions.

Easement Fee  
Schedule Value: \$8,554.00

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

Notice: This item will appear on the Department of Natural Resources' (Department)  
March 23, 2009 Calendar, and is eligible for approval on March 30, 2009.

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

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Comments:

The desired easements, over four small pieces of the LakeLands Trail State Park, are located in the Charter Township of Lyon in southwestern Oakland County, three miles northeast of the City of South Lyon.

Since 2000, this trail segment has been leased to the Western Oakland County Trailway Council, and utilized as the Huron Valley Trail; part of a trail system linking the cities of South Lyon and Wixom to Island Lake Recreation Area and the Kensington Metro Park. The Council consists of the local units of government through which the trail system passes.

The applicant is seeking the easements to develop a road to accommodate major new developments at New Hudson. To avoid creating two new road crossings of the trail, and to develop a safer crossing at Grand River Avenue, the applicant is offering a 22-foot wide easement in which it will pave a ten-foot wide trail along the perimeter of the new road. No new driveway crossings of the relocated trail route will be allowed. The existing trail will remain open.

Trail users currently are faced with having to navigate an existing acute angle road crossing of Grand River Avenue. The township plans a new safer perpendicular crossing at a new traffic-calming "round-a-bout" traffic circle with the design help of the Oakland County Road Commission. Department staff believe this is a great trail improvement for people crossing Grand River Avenue.

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on April 24, 2008. This segment of the LakeLands Trail State Park was purchased with funds from the Michigan Natural Resources Trust Fund in 1989.

Recommendations:

- (1) That the exchange of easements be approved subject to:
  - (a) No new crossings along the relocated recreational trail route.
  - (b) The trail being built and paved to Department specifications in its entirety, prior to exchange of easements, even if the new road is built in phases.
  
- (2) That the trail easement be dedicated as part of the LakeLands Trail State Park.

(3) That the trail easement be added to the lease between the Parks and Recreation Division and the Western Oakland County Trailway Council for management of the trail.



David E. Freed, Chief  
Land and Facilities



Russ Mason, Chief  
Wildlife



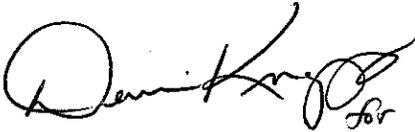
Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management



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

“Exhibit A”  
Legal Description  
for the  
**Offered Recreational Trail Easement**  
**Case #20070359**

A Part of the SW ¼ of Section 3, and the NW ¼ of Section 10, T01N, R07E, Lyon Township, Oakland County, Michigan, being a strip of land 22 feet in width with 11 feet on either side of a centerline more particularly described as:

Being within the Northerly and Easterly right-of-way of Lyon Center Drive (86 feet wide) lying North of the right-of-way line of Grand River Avenue and within the Easterly and the Southerly right-of-way of Lyon Center Drive (86 feet wide) lying South of the right of way line of Grand River Avenue, more particularly described as:

Commencing at the center post of said Section 3, T01N, R07E, Lyon Township, Oakland County, Michigan; thence S 87° 17' 18" W, 604.91 feet along North line of “Gleason’s Grand River Farms Subdivision”, as recorded in Liber 43, Page 43 of Plats, said line being also the South line of “Lyon Industrial/Research Centre Condominium” (O.C.C.P. No. 1102), to the point of beginning; thence along a non-tangent curve to the left, 65.63 feet, said curve having a radius of 213.00 feet; a central angle of 17° 39' 18", and a chord bearing S 62° 41' 02" E, 65.37 feet; thence S 71° 30' 41" E, 234.34 feet; thence along a tangent curve to the right, 377.56 feet, said curve having a radius of 287.00 feet; a central angle of 75° 22' 28", and a chord bearing S 33° 49' 28" E, 350.91 feet; thence S 03° 51' 47" W, 230.15 feet; thence along a tangent curve to the left, 65.27 feet, said curve having a radius of 2,213.00 feet; a central angle of 01° 41' 24", and a chord bearing S 03° 01' 39" W, 65.27 feet; thence S 02° 10' 57" W, 159.91 feet; thence S 03° 51' 13" E, 319.77 feet; thence along a non-tangent curve to the left, 39.65 feet, said curve having a radius of 55.00 feet; a central angle of 41° 18' 10", and a chord bearing S 35° 26' 51" E, 38.80 feet; thence S 31° 19' 53" W, 38.44 feet; thence S 24° 36' 55" W, 13.78 feet; thence S 08° 35' 15" W, 40.51 feet; thence N 83° 27' 35" W, 7.12 feet; thence along a non-tangent curve to the left, 66.63 feet, said curve having a radius of 55.00 feet; a central angle of 69° 24' 38", and a chord bearing S 62° 16' 38" W, 62.63 feet; thence S 04° 15' 31" W, 335.58 feet; thence S 02° 10' 57" W, 165.71 feet; thence along a tangent curve to the left, 49.60 feet, said curve having a radius of 463.00 feet; a central angle of 06° 08' 16", and a chord bearing S 00° 53' 11" E, 49.58 feet; thence S 03° 57' 20" E, 350.34 feet; thence along a tangent curve to the right, 168.13 feet, said curve having a radius of 287.00 feet; a central angle of 33° 33' 56", and a chord bearing S 12° 49' 38" W, 165.74 feet; thence S 29° 36' 36" W, 193.43 feet; thence along a tangent curve to the right, 325.51 feet, said curve having a radius of 330.00 feet; a central angle of 56° 30' 58", and a chord bearing S 57° 52' 05" W, 312.47 feet; thence S 86° 07' 34" W, 508.56 feet; thence along a tangent curve to the right, 185.72 feet, said curve having a radius of 287.00 feet; a central angle of 37° 04' 36", and a chord bearing N 75° 20' 08" W, 182.50 feet; thence N 56° 47' 50" W, 395.36 feet; thence N 56° 53' 39" W, 512.30 feet to the point of ending.

“Exhibit B”  
Legal Descriptions  
for the  
**Desired Easements**  
**Case #20070359**

**PARCEL A**

Part of Tax ID No. 21-03-351-026

(As Field-Surveyed)

A part of the SW ¼ of Section 3, T01N, R07E, Lyon Township, Oakland County, Michigan, being more particularly described as:

Commencing at the SW corner of said Section 3; thence N 86° 07' 34" E, 68.02 feet along the South line of said Section 3 to a point on the Southeasterly line of the former Grand Trunk Western Railroad right-of-way; thence along said right-of-way line N 33° 06' 21" E, 650.63 feet to the point of beginning on the Southwesterly line of Lyon Center Drive (86 feet wide); thence N 56° 53' 39" W, 100.67 feet along said line to a point on the Northwesterly line of said former Grand Trunk Western Railroad right-of-way, being also the SE line of Supervisor's Plat of New Hudson as recorded in Liber 53, Page 60, Oakland County Records; thence N 33° 03' 11" E, 86.00 feet along said line to the Northeasterly line of said Lyon Center Drive; thence S 56° 53' 39" E, 100.75 feet along said line to a point on the Southeasterly line of said former Grand Trunk Western Railroad right of way; thence S 33° 06' 21" W, 86.00 feet along said line to the point of beginning and containing 0.199-acre, or 8,661 square feet.

**PARCEL B**

Part of Tax ID No. 21-03-352-002

(As Field-Surveyed)

A part of the SW ¼ of Section 3, T01N, R07E, Lyon Township, Oakland County, Michigan, being more particularly described as:

Commencing at the SW corner of said Section 3; thence N 86° 07' 34" E, 68.02 feet along the South line of said Section 3 to a point on the Southeasterly line of the former Grand Trunk Western Railroad right-of-way; thence along said right-of-way line N 33° 06' 21" E, 130.38 feet; thence along a tangent curve to the right, 625.54 feet, said curve having a radius of 606.09 feet, a central angle of 59° 08' 03" and a long chord bearing N 62° 40' 23" E, 598.14 feet to the end of the curve, said point being the point of beginning on the Southwesterly right-of-way line of Lyon Center Drive (86 feet wide); thence N 56° 53' 39" W, 295.15 feet along said line; thence N 33° 06' 21" E, 86.00 feet to a point on the Northeasterly right-of-way line of said Lyon Center Drive; thence the following two courses along said line: (1) S 56° 53' 39" E, 512.37 feet, and (2) S 56° 47' 50" E, 94.74 feet; thence along a non-tangent curve to the left, 327.53 feet, said curve having a radius of 606.09 feet, a central angle of 30° 57' 46" and a long chord bearing N 72° 16' 43" W, 323.56 feet to the point of beginning and containing 0.782-acre.

PARCEL C

Part of Tax ID No. 21-03-352-002

(As Field-Surveyed)

A part of the SW ¼ of Section 3, T01N, R07E, Lyon Township, Oakland County, Michigan, being more particularly described as:

Commencing at the SW corner of said Section 3; thence N 86° 07' 34" E, 68.02 feet along the South line of said Section 3 to a point on the Southeasterly line of the former Grand Trunk Western Railroad right-of-way; thence N 33° 06' 21" E, 130.38 feet along said right-of-way line; thence along a tangent curve to the right, 953.07 feet, said curve having a radius of 606.09 feet, a central angle of 90° 05' 49" and a long chord bearing N 78° 09' 16" E, 857.87 feet to a point on the Northeasterly line of Lyon Center Drive (86 feet wide); thence S 56° 47' 50" E, 300.68 feet along said line to the point of beginning; thence continuing along said Northeasterly right-of-way line along a tangent curve to the left, 39.93 feet, said curve having a radius of 207.00 feet, a central angle of 11° 03' 04", and a long chord bearing S 62° 19' 22" E, 39.86 feet; thence S 33° 06' 21" W, 3.84 feet; thence N 56° 47' 50" W, 39.69 feet to the point of beginning and containing 0.001-acre or 51-square-feet.

PARCEL D

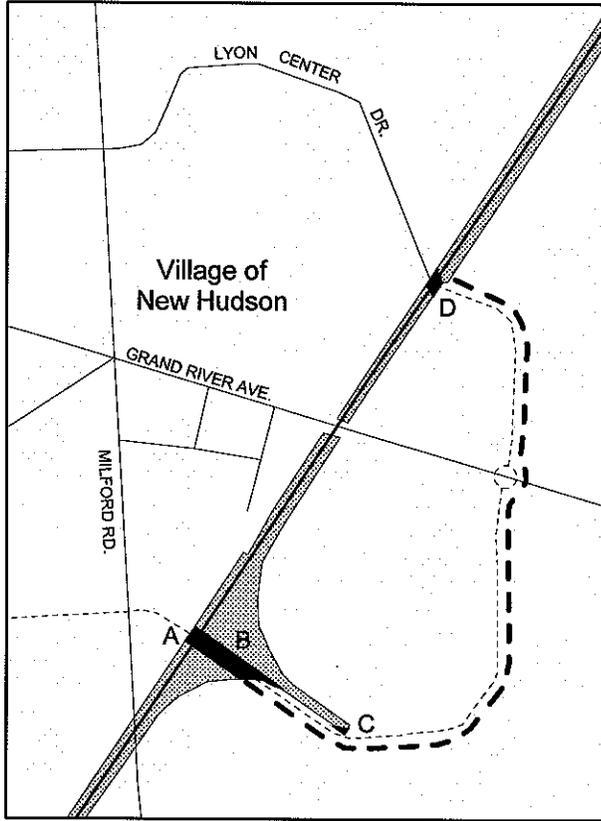
Part of Tax ID No. 21-03-177-002 & 21-03-326-002

(As Field-Surveyed)

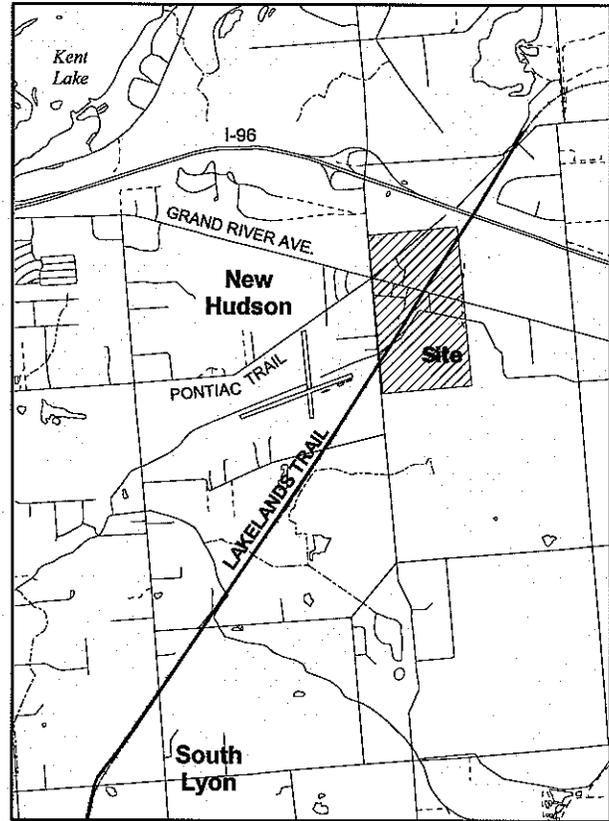
A part of the W ½ of Section 3, T01N, R07E, Lyon Township, Oakland County, Michigan, being a part of Lot 8 of "Gleason's Grand River Farms Subdivision", as recorded in Liber 43, Page 43 of Plats, being more particularly described as:

Commencing at the S ¼ corner of said Section 3; thence N 03° 55' 18" W, 2,611.07 feet along the North-South ¼ line of said Section, being also the East line of said "Gleason's Grand River Farms Subdivision" to the center of Section, being also the NE corner of "Gleason's Grand River Farms Subdivision"; thence S 87° 17' 18" W, 595.12 feet along the North line of said "Gleason's Grand River Farms Subdivision" and also the South line of Lyon Industrial/Research Centre Condominium (O.C.C.P. No. 1102) to the intersection of the North line of Lyon Center Drive (86.00 feet wide) with the East line of the former Grand Trunk Western Railroad right-of-way, said point being the point of beginning, being 5.90 feet North of the East-West ¼ line; thence the following two courses along said East line: (1) S 87° 17' 18" W, 21.12 feet, and (2) S 33° 14' 21" W, 72.94 feet to a point on the South line of said Lyon Center Drive; thence along said South line along a non-tangent curve to the right, 67.27 feet, said curve having a radius of 293.00 feet, a central angle of 13° 09' 15", and a long chord bearing N 46° 16' 37" W, 67.12 feet to a point on the West line of said former Grand Trunk Western Railroad right-of-way; thence the following three courses along said West line: (1) N 33° 14' 21" E, 4.26 feet to a point on the East-West ¼ line, and (2) S 86° 43' 13" W, 21.07 feet along said East-West ¼ line, and (3) N 33° 14' 21" E, 108.77 feet to a point on the North right-of-way line of Lyon Center Drive; thence along said North line along a non-tangent curve to the left, 104.82 feet, said curve having a radius of 207.00 feet, a central angle of 29° 00' 48", and a long chord bearing S 41° 27' 36" E, 103.70 feet to the point of beginning and containing 0.17-acre.

**PARKS AND RECREATION EASEMENT EXCHANGE  
 LakeLands Trail State Park - Oakland County  
 Land Transaction Case #20070359**

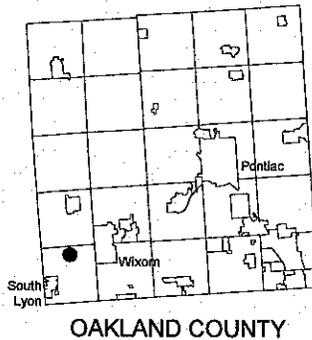


Section 3, T01N, R07E, Village of New Hudson



Regional Location

- Lakelands Trail
- - - Proposed extension of Lyon Center Drive
- Proposed traffic circle
- - - Easement offered to DNR (22 ft. wide, 1.18 acres)
- Easements (A-D) desired by Village of New Hudson (1.15 acres total)
- ▨ State land (Lakelands Trail State Park)
- Private land



**DNR-FMFM**  
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