



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: State Forest Easement Exchange  
Cadillac Management Unit – Lake County  
Land Transaction Case #20070379

Applicant: Wayne Frohriep, Sturgis, Michigan

Private Easement      Lake County, Cherry Valley Township, T18N, R12W: Section 28:  
Offered In Exchange: across the North 20 feet of the West 20 feet of the SE ¼ of the NW ¼ of the  
SE ¼; AND the North 20 feet of the E ½ of the SW ¼ of the NW ¼ of the SE ¼.

Fee Schedule Value: \$1,470.00

State Easement      Lake County, Cherry Valley Township, T18N, R12W: Section 28:  
Desired In Exchange: across the West 20 feet of the NE ¼ of the NW ¼ of the SE ¼.

Fee Schedule Value: \$2,772.00

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

Notice: This item will appear on the Department of Natural Resources' (Department) October 27, 2008 Calendar, and is eligible for approval on November 3, 2008.

Comments: This easement exchange benefits both the Department and the applicant by providing each party with deeded legal access to their landlocked properties.

The desired and offered easements are located adjacent to each other in south-central Lake County. The property over which the applicant desires an easement is situated between the applicant's land and a county-maintained road. The applicant's land is situated between two landlocked parcels of State-owned land. Both of the State-owned parcels have been designated as surplus by the Land Consolidation Strategy process and will be auctioned in the future.

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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October 13, 2008

Under the authority of a 1996 use permit, the applicant is currently crossing State-owned land approximately 150 feet to the east of the desired easement. Since that driveway bisects the surplus State-owned property, the easement is being granted along the western edge of the State-owned land, making the land more marketable. The applicant may continue to cross at his existing driveway until such time as a new owner may request that the driveway be relocated to the permanent easement location.

This transaction will contribute to the Department's Land Consolidation Strategy by providing legal deeded access to landlocked State-owned land, making that land more marketable for sale or exchange. The land over which the desired easement will run was acquired by tax reversion in 1956.

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 the sale will be deposited in the LEFF.

The proposed exchange was reviewed and recommended for approval by the Land Exchange Review Committee on June 26, 2008.

Recommendation: That the easement exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the applicant to pay the difference in value to the LEFF.

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

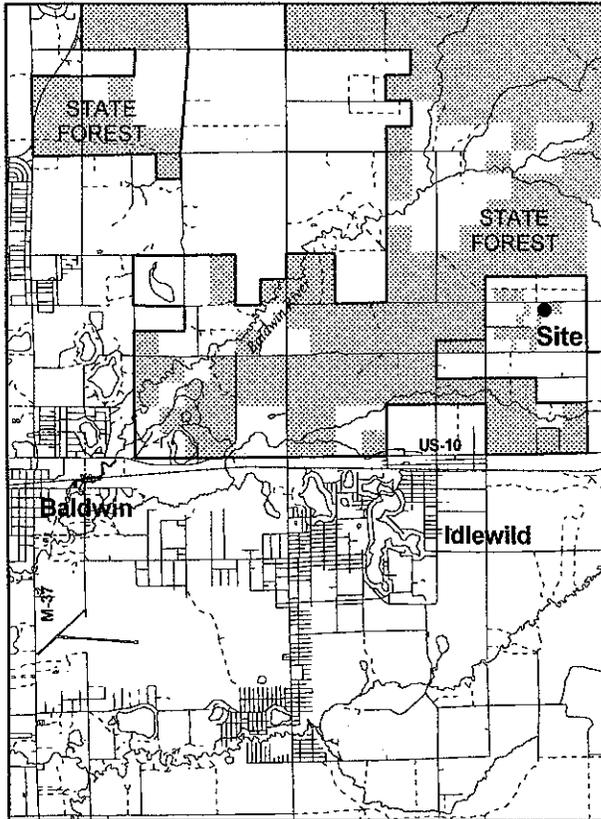
Armindia S. Koch  
Resource Management Deputy

I approve the staff recommendation.

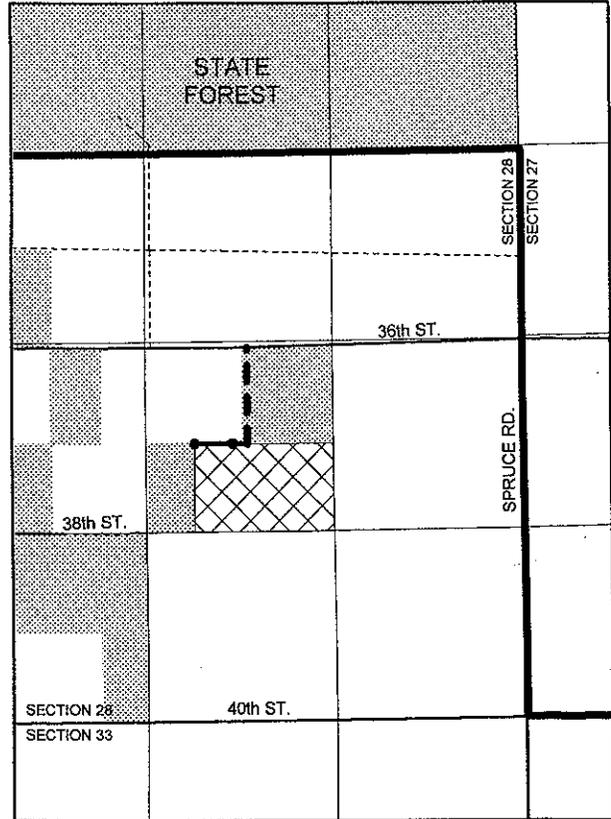
Rebecca A. Humphries  
Director

\_\_\_\_\_  
Date Approved

# STATE FOREST EASEMENT EXCHANGE Cadillac Management Unit - Lake County Land Transaction Case #20070379

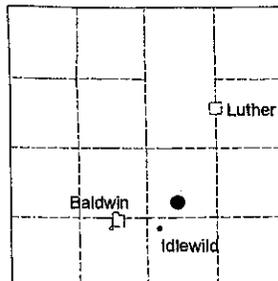


Regional Location



Section 28, T18N, R12W  
Cherry Valley Township

- State Forest Boundary
- Easement Desired from DNR in Exchange (20 ft. by 660 ft.)
- Private Easement Offered to DNR in Exchange (20 ft. by 350 ft.)
- Applicant's Land
- State Land
- Private Land



LAKE COUNTY



DNR-FMFM  
Dnrfile2\RAU\_Projects\  
Commission\_Memos\  
OLAF\20070379  
10-02-08, 2:30 p.m.