



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

March 24, 2020

TO: Daniel Eichinger, Director

INFORMATION: Natural Resources Commission

Transaction: Release of Reverter
Cadillac Management Unit – Lake County
Land Transaction Case #20200003

Sale: 4 platted lots

Sale Price: Land to be conveyed for a nominal fee, subject to the condition that if the lands are subsequently sold, the proceeds from the sale be accounted for to the state, county, township, and school district in which the land is situated pro rata.

Description: Lake County, Village of Baldwin, T17N, R13W
Original Plat of Baldwin, Block 14:
The West 10 feet of Lot 2, and the East 60 feet of Lots 14-16

PA 240 of 2018: These parcels are north of the Mason-Arenac County line. This transaction will not change the number of counted acres of DNR-managed lands because the platted surface rights are currently owned by the applicant.

Applicant: Village of Baldwin, Baldwin, Michigan

Authority: Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Notice: This item will appear on the Department of Natural Resources (Department) April 7, 2020 calendar and is eligible for approval on April 14, 2020.

Acquired: By tax reversion in 1940.

Minerals: To be retained.

Comments: The desired lots were conveyed to the Village of Baldwin in 1946 by a public use deed that is subject to a reverter clause stating that the land is to be used for public purposes only, and when they cease to be used for that purpose the land shall revert to the state. The Village of Baldwin is asking for the reverter interest to be released.

The proposed release of the reverter to the Village of Baldwin was reviewed and recommended for approval by the Land Exchange Review Committee on February 20, 2020.

March 24, 2020

Recommendation:

1. That the land be conveyed to the applicant for public purposes for a nominal fee, but subject to the condition that if the land is subsequently sold, the proceeds from the sale be accounted for to the state, county, township, and school district in which the land is situated pro rata.
2. That the state retain mineral rights and aboriginal antiquities.
3. That the proceeds are deposited into the Land Exchange Facilitation Fund (LEFF).

James L. Dexter, Chief
Fisheries Division

Deb Begalle, Chief
Forest Resources Division

Ronald A. Olson, Chief
Parks and Recreation Division

Daniel Kennedy, Acting Chief
Wildlife Division

Shannon Hanna
Natural Resources Deputy

Mark H. Hoffman
Chief Administrative Officer

I approve the staff recommendations.

Daniel Eichinger
Director

Date Approved