



MICHIGAN DEPARTMENT OF NATURAL RESOURCES

INTEROFFICE COMMUNICATION

January 22, 2002

TO: Mitch Wells, Unit Supervisor, Van Buren State Park

FROM: Lowen Schuett, Office of Property Management
By: Ed Meadows

SUBJECT: Land Transaction Application # 20010188
Allegan County

Attached are a Land Transaction application and maps outlining a requested exchange by the City of Holland.

PLEASE NOTE: The land desired by the City of Holland includes some of the same land desired by Laketown Township, application number 20010057. Both cases involve proposals to establish water treatment plants and include requests for water line easements to the shore of Lake Michigan.

The desired land was acquired by purchase with Special Legislation Funds in 1977.

Please note revised process and instructions as of December 14, 2000.

The Statewide Council has been reviewing the most effective way to facilitate field review of Land Transaction Applications. These cases will now be sent from OPM directly to the land manager of the lead division managing the land. This is the only change at this time. Please follow the interim process defined on the enclosed "Land Transaction Review Procedure List."

1. As the designated land manager, please coordinate this review with all other division counterparts at your level of authority, including comments from the Natural Heritage Program and the Recreation Program staff. Natural Heritage program and the Recreation Program staff have received a copy and will provide comments directly to the appropriate division supervisor in the area of the requested land.
2. If applicable, review minerals and characteristics (i.e. wells or facilities, ownership, lease status) and identify such information in the comments and recommendations. Make copies of any information you wish to keep.
3. When review has been completed by all first level land managers, the designated land manager should send the form to the next authority level of your division, where review will be coordinated among the other Division counterparts. The manager will forward all the

completed reviews to the field coordinator of the land administering division for concluding review by all field coordinators.

4. The completed review is forwarded to DNR Deputy George Burgoyne, c/o Gina Parks Klico, with comments and recommendations by April 23, 2002.
5. The Deputy will submit the recommendations to OPM for consideration by the Land Exchange Review Committee.

NOTE: This procedure **does not apply to requests for public utility easements**. That process has not changed. Field comments for public utility easements are sent directly back to your division.

The common land transactions this process applies to includes: exchanges; requests to purchase DNR land; rail corridor crossings; driveway easements across State land; land designated surplus by the managing division; and Public Use Deeds.

Thank you for your assistance. If you have any questions about the land transaction review process, or this case, please contact Patricia Harlow at 517-241-2742 or Ed Meadows at 517-373-8243.



CEM:js

Enclosures: Case information and map
Land Review Procedure List
Land Transaction Field Review Comment Form
Completed Mineral Review Form (unless request for private easement)

cc: Paul Yauk, DNR
Ed Hagan, DNR
Lori Sargent, DNR



20010188

LAND TRANSACTION APPLICATION

By authority of Part 21 of Act 451, P.A. 1994, as amended

This application provides you the opportunity to propose: (1) An Exchange of land, or (2) A Purchase of State-owned land. Please check one of the following:

- EXCHANGE PURCHASE OTHER, including railroad grade crossings

For any proposed exchange, the fair market value of the desired State-owned land and the land offered in exchange must be approximately equal or in favor of the State. The public use potential or natural resource value of the offered lands must be good as or better than that of the desired lands. Each application will be evaluated on its own merits. Certain lands are available for sale or exchange.

Please provide full legal description of the lands you desire to purchase or exchange. Attach map(s) and additional pages if necessary. Fill out back page and sign.

DESIRED STATE-OWNED LAND

County	Township Name	Section(S)	Town	Range
Allegan	Laketown	27	T4N	R16W

Description:

North 733 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, T4N, R16W, Allegan County, Michigan.

Plus 40 ft. easement for water pipeline construction and installation through Saugatuck Dunes State Park from the desired-state owned land to Lake Michigan following the existing path of disturbance for the existing water line to the former prison facility.

Desired state-owned land shall also include approximately one-half ($\frac{1}{2}$) acre for the pump station for proposed water treatment plant to be located near the shoreline of Lake Michigan

Acres: 22.2

LAND OFFERED IN EXCHANGE (if any)

County	Township Name	Section(s)	Town	Range
Allegan	Laketown	21	T4N	R16W

Description:

See attached legal description and survey.

Minerals to be conveyed to the State? Yes No Other (Explain on back under Section B.) Acres: 25.2

**** DO NOT WRITE BELOW - FOR CASHIER'S USE ONLY**

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Please answer the following questions (attach additional pages, if necessary)

20010188

A. STATE LANDS DESIRED BY APPLICANT

Does the desired State land adjoin your present ownership? Yes No

Explain your need for the desired State land:

To construct a water intake, pumping station and Water Treatment Plant

B. LANDS OFFERED FOR EXCHANGE TO THE STATE (if any):

1. How is the land presently being used?
Residential; house is presently vacant

2. List public benefits of offered land, if acquired by the State:
Land adjoins the Saugatuck Dunes State Park; would add to the natural features of the park; would preserve unique dune formation within existing state park

3. If improved, describe briefly:
One small A-frame cottage; one 30' x 50' pole building

4. Do you own the mineral rights associated with the land(s)? Yes (go to 5) No Don't know
 Other, please explain:

5. Will you furnish clear fee title to the State? Yes No If No, what reservations or exceptions will be made? W
existing restrictive covenants and the land offered for exchange will be modified or removed

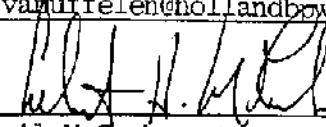
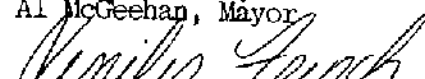
If this application is approved by the Michigan Department of Natural Resources, it is understood that a Land Exchange Purchase Agreement will be provided for (my/our) subsequent execution which will contain details of the final agreeerment land area, values, conditions and title requirements.

To cover a portion of the cost of reviewing your application a payment of \$300 for State land totaling up to 320 at \$500 if 320 acres or larger must accompany your application. Please enclose a check or money order made pay "State of Michigan". No application will be reviewed without payment.

I have received a copy of the Land Exchange and Sales: A Guide to Property Transactions with the MDNR brochure.

I have not received a copy of the Land Exchange and Sales brochure, please send one.

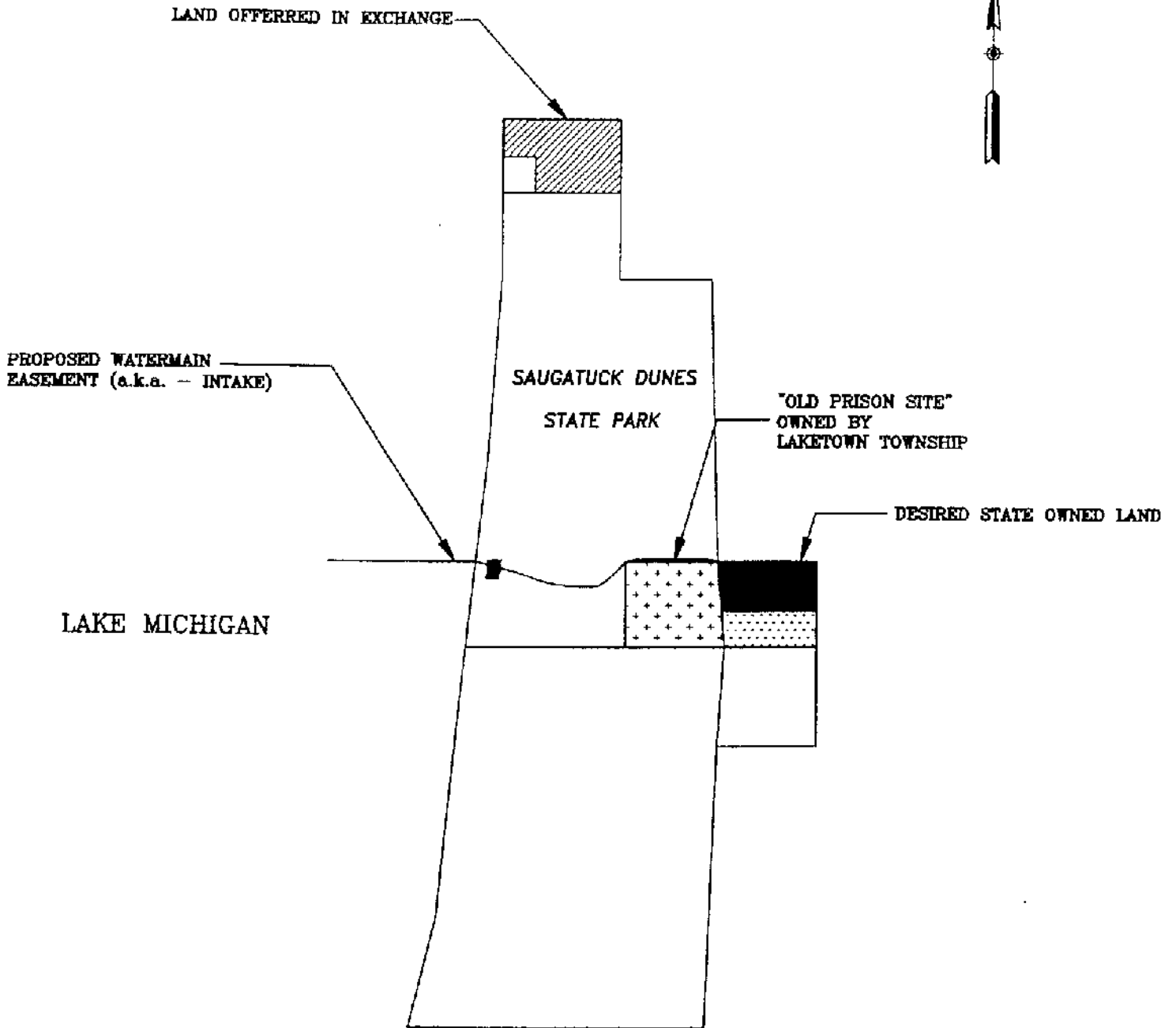
Please print or type the following information

Name of Applicant(s) City of Holland - Board of Public Works			Telephone Number (616) 355-1642
Organization City of Holland - Board of Public Works Contact Person: John Van Iffelen			E-mail Address jvanuffelen@hollandbwp.com
Mailing Address 625 Hastings Avenue			
City Holland	State MI	Zip Code 49423	 Al McGeehan, Mayor Date  Jennifer French, Clerk Date

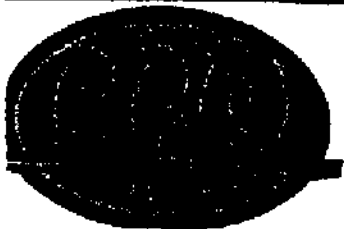
Mail completed application and check or money order made payable to the "State of Michigan" to:

CASHIER'S OFFICE
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30451
LANSING MI 48909-7951

20010188



**PROPOSED WATER PLANT PROPERTY OPTIONS
IN LAKETOWN TOWNSHIP**



HOLLAND BPW
625 HASTINGS AVENUE
HOLLAND, MI 49423

ALLEGAN COUNTY		LAKETOWN TOWNSHIP
DRAWN:	M.J.H	DATE: 2/28/
APPROVED:	J.V.U	DATE: 2/28/

PROPERTY DESCRIPTION

Par First American Title Insurance Co. Policy Commitment No. AL190596

This parcel is situated in Laketown Township, Allegan County, Michigan, and is described as:

Part of the South 1/2 of Section 21, Town 4 North, Range 16 West, Laketown Township, Allegan County, Michigan, described as beginning at a point distant North 00 degrees 36 minutes 40 seconds East 1323.73 feet along the East line of Section 21 and North 88 degrees 52 minutes 45 seconds West 1316.95 feet from the Southeast corner of Section 21 and proceeding thence along the South line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 21, North 88 degrees 52 minutes 45 seconds West 1230.00 feet; thence North 00 degrees 44 minutes 39 seconds East 350.00 feet; thence North 88 degrees 52 minutes 45 seconds West 86.15 feet to the North and South 1/4 line of Section 21; thence North 88 degrees 52 minutes 45 seconds West 500 feet more or less to the water's edge of Lake Michigan; thence along the water's edge of Lake Michigan Northerly 326 feet more or less to its intersection with the North line of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 21; thence along the North line of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 21 South 88 degrees 57 minutes 24 seconds East 500 feet more or less to the Northwest corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 21; thence along the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the East line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 21, South 00 degrees 44 minutes 39 seconds West 667.72 feet to the point of beginning.

GENERAL NOTES

- 1.) Bearing based on legal description per First American Title Insurance Co. Policy No. AL190596.
- 2.) Subject to Right-of-way for public highway as conveyed in Liber 255, P.141

20016188
Offered

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easement and exceptions.

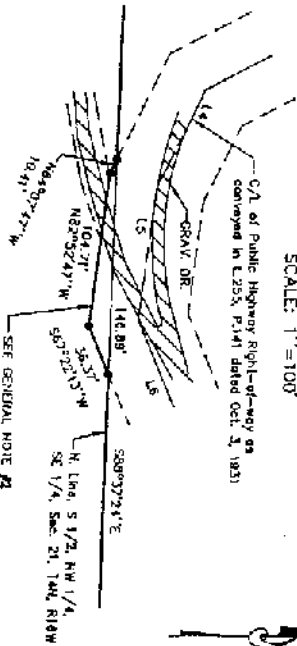
SURVEYOR'S CERTIFICATE

I hereby certify that this survey has been prepared in accordance with the requirements of Act No. 132, P.A. 1970, and of Act No. 290, P.A. 1972, and that the survey error of closure is:

RRANDAL J. MURTEVEN

P. S. No.

28429



DETAIL 'A'
SCALE: 1"=100'

Scale 1" =

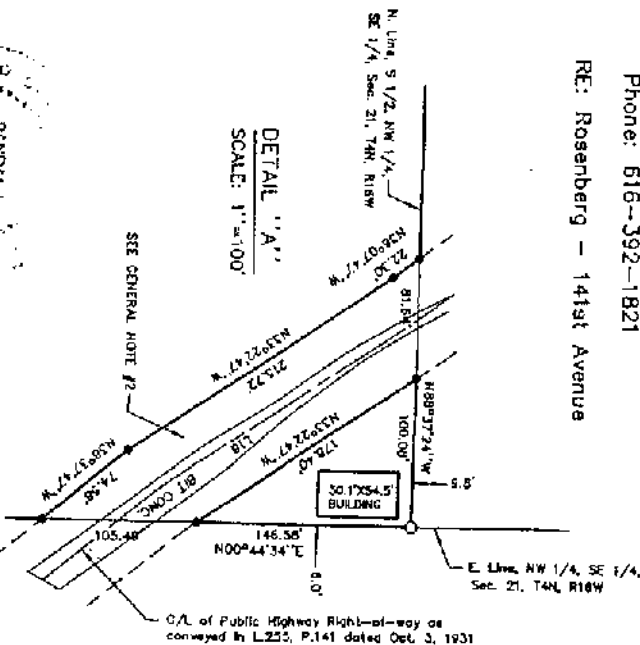
- D = Description dimension
- M = Measured dimension
- P = Platting dimension
- * = Set Iron stake
- O = Found Iron stake
- x = Fence Line

Prepared For

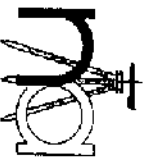
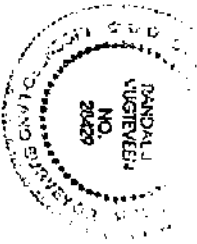
Cunningham Dolman
Attn: Andy Mulder
P.O. Box 1787
Holland, MI 49422
Phone: 616-392-1821

RE: Rosenberg - 141st Avenue

PAGE 2 OF 2



DETAIL 'A'
SCALE: 1"=100'



nederveld associates, inc.
engineering • surveying

Grand Rapids Location, Ph. (616) 869-5190 Fax 869-6899
P.O. Box 10, 5570 32nd Ave, Hudsonville, Michigan 49426
Holland Location, Ph. (616) 393-0448 Fax 392-3540
576 E. 18th Street, Holland, Michigan 49423
Norton Shreve Location, Ph. (616) 733-4114 Fax 733-5303
374 Service Road, Norton Shores, Michigan 49444
File No. 01200744 Date: 5-23-01 by RJA

STATE OF MICHIGAN
ALLEGAN COUNTY
RECORDED
18 JUL 2001 9:23:06 AM

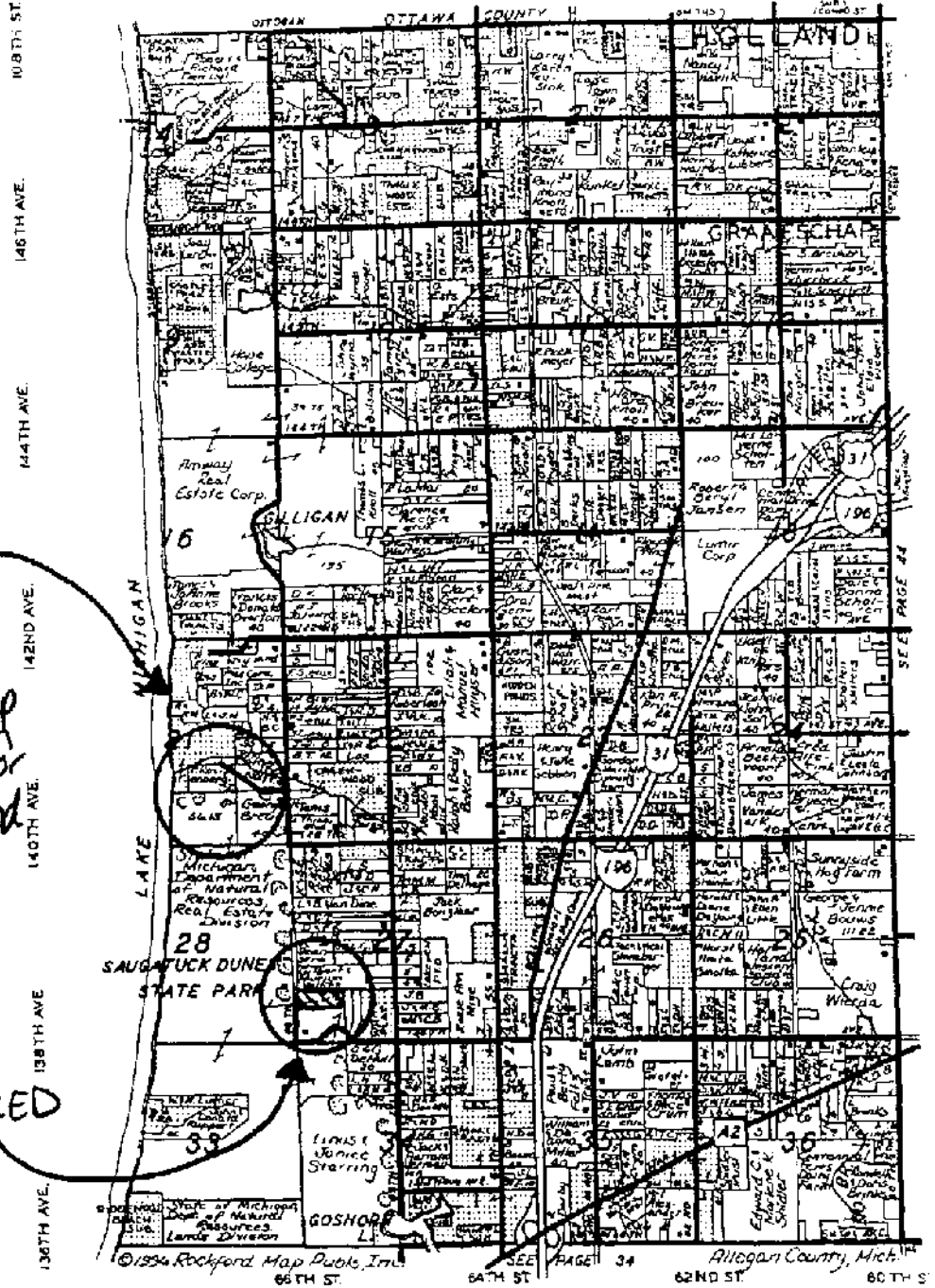
20010188

42 LAKE TOWN

T.4 N.-R.16 W.

Larger map attached for offered land

DESIRED

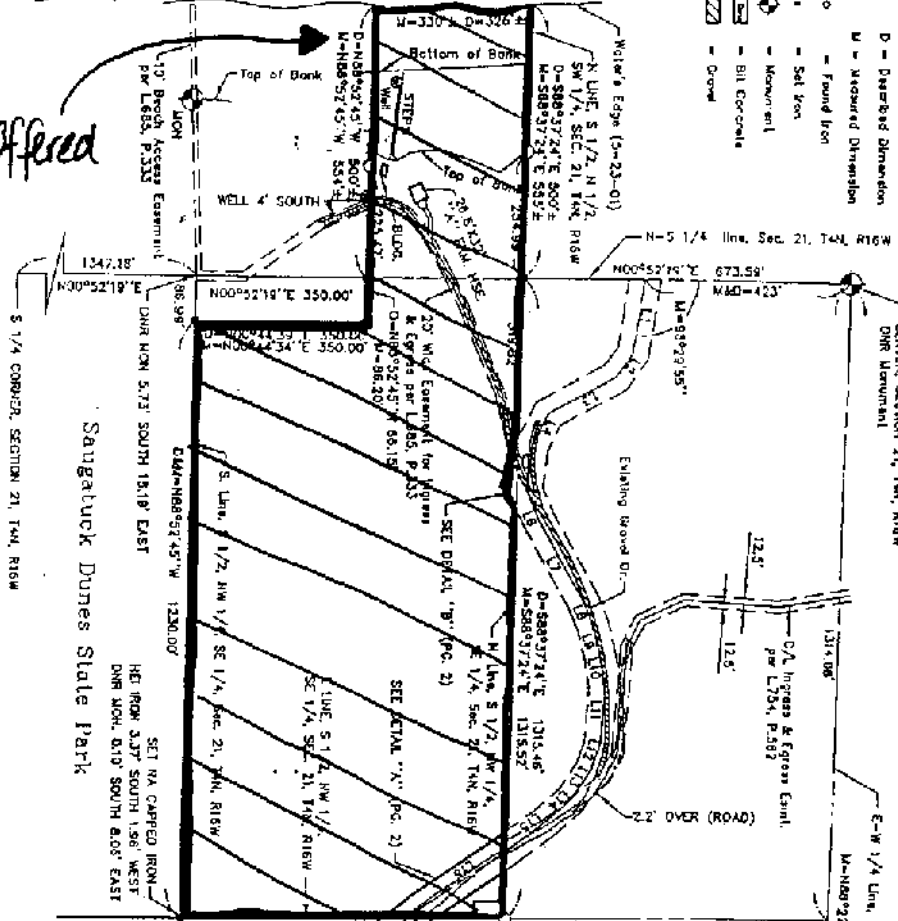


20010188

Lake Michigan

LEGEND

- D - Pierced dimension
- M - Measured Dimension
- o - Found Iron
- - Set Iron
- - Mason nail
- - Bit Concrete
- - Crown



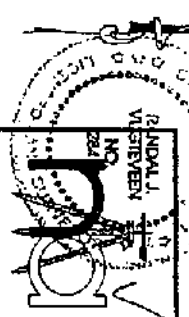
This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easement and exceptions.

SURVEYOR'S CERTIFICATE
I hereby certify that this survey has been prepared in accordance with the requirements of Act No. 132 P.A. 1970, and of Act 200, P.A. 1972, and that the survey error of closure is 1/2" 25/1000

RANDAL J. WIGTEVEN
P.S.M.
20429

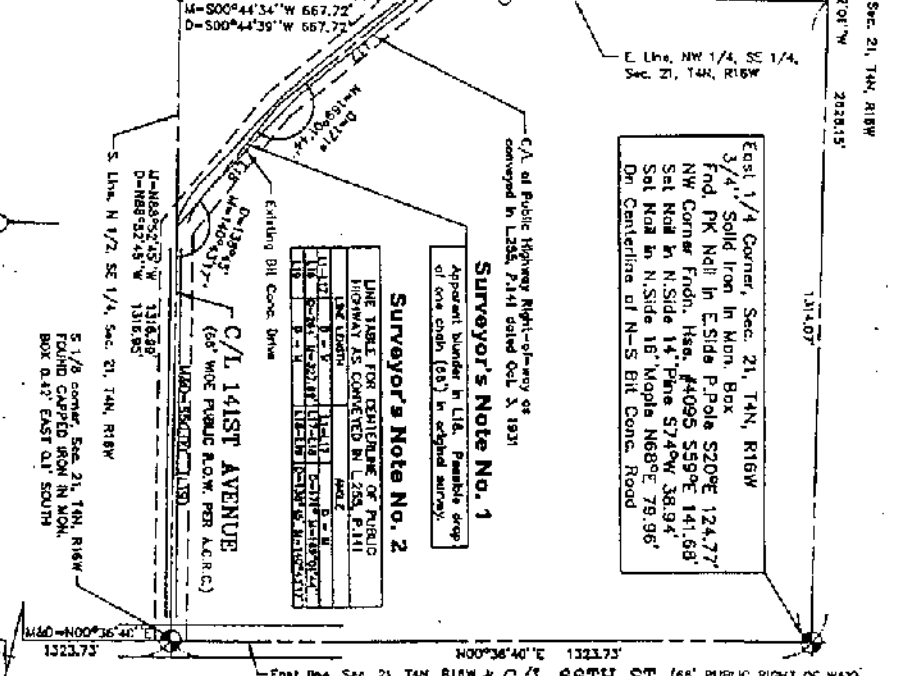
Scale 1" = 300'

D = Description dimension
M = Measured dimension
P = Platted dimension
o = Set Iron stake
• = Found Iron stake
— X — Fence Line



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engineering • surveying

Grand Rapids Location, Ph. (616) 669-5100 Fax 669-6699
P.O. Box 10, 5670 22nd Ave, Hudsonville, Michigan 49428
Holland Location, Ph. (616) 393-0448 Fax 392-3540
Norton Shores Location, Ph. (616) 233-4114 Fax 733-5503
374 Sherman Road, Norton Shores, Michigan 49444
File No. 01200744
Date: 3-23-01 by RJA



Surveyor's Note No. 1
Apparent boundary in L.R. Possible drop of one chain (66') in original survey.

Surveyor's Note No. 2
LINE TABLE FOR IDENTIFICATION OF PUBLIC HIGHWAY AS COMPLETED IN L. 255, P. 411

East line, Sec. 21, T4N, R16W & C/L 66TH ST. (66' PUBLIC RIGHT OF WAY)

Southeast Corner, Sec. 21, T4N, R16W
Aluminum Cap DNR Monument
Set Nail in S. Side 12' Maple S55°W 27.82'
Set Nail in N. Side 12' Maple N75°W 41.74'
Set Nail in N. Side 26' Pine S60°E 74.61'
Set Nail in SE Side 10' Maple N30°E 118.33'
Street Sign C/L N1°W 9.1'

Part of the South 1/2 of Section 21, T4N, R16W, Lakeview Township, Allegan County, Michigan.

RE: Rosenberg
141st Avenue

Prepared, For
Dunhamton Deaton
Allen Andy Mulder
P.O. Box 1757
Holland, MI 49422
Phone: 616-392-1821

See page 2 for complete legal description.

CLARIFICATIONS FOR USE OF THIS FORM HAVE BEEN INSERTED AS "COMMENTS".
 POSITION YOUR CURSOR OVER THE YELLOW HIGHLIGHTED AREAS IN ORDER TO VIEW THE COMMENTS.

FOR MDNR USE ONLY

MINERAL VALUE DETERMINATION

EXCHANGE SALE EASEMENT PUBLIC USE UNIFICATION

APPLICANT(S): City of Holland DATE: January 7, 2002

CASE NAME: same as above CASE NUMBER: 20010188

REQUEST SUBMITTED FOR : Ed Meadows BY: Jennifer Schmitt

Project Area: Saugatuck Dunes SP

DESIRED STATE LAND - LMSD OWNERSHIP RECORD(s)

Acres Desired: 22.2 + 0.5 pumping station and easement

(Copy and paste legal descriptions from REIS/LOTS database)

Parcel ID: 1130115 Parcel Type: ACR

Description: SW1/4 SW1/4 Except S 600 ft of W 300 thereof Size: 35.86

Location: ALLEG, T04N, R16W, S27, SW1/4 OF SW1/4

Fee: 100.00 % Deed Num: 7534 Category: PARK State interest

Deed Type: PUR Project:

Deed Date: 11/22/1977 Area/Site: SAUG

Easement across Section 28 and 0.5 acre pumping station near shoreline.

DNR'S ACQUISITION/DISPOSITION RECORD: Pur 11/22/1977

LEASE INFORMATION: Not leased

Held by Production: Yes No

Nominated for Mineral Leasing: Yes No

Direct Mineral Lease Pending: Yes No

Mineral Subjection/Reservation: 6.25% over-riding royalty on minerals Yes No

Other Subjections: for roadways Yes No

MINERAL VALUE

PARCEL ID	PARCELS		APPRAISAL	
	ACRES	PER ACRE VALUE	FEE APPRAISAL CHARGES	STAFF CHARGES
1130115	22.2	\$25		
Pump station in 28	0.5	\$25		
TOTALS:	22.7	\$ 25.00	\$	\$

TOTAL MINERAL VALUATION: \$567.50

RECOMMENDATION SUMMARY: Metallic, nonmetallic and oil and gas mineral potential is limited and equal for the desired and offered parcels. The main desired State parcel is not part of the designated critical dunes area. The easement and one-half acre pumping station would be in the dunes area, but could be along an existing trail/road to the lake. Most of the offered property, Rosenberg, is located in the designated critical dunes area. It appears to be an exchange where the State will benefit by acquiring additional critical dunes land. Protection of the desired State land for the easement and pumping station should be assured prior to the exchange.

DATE OF VALUATION: 1/15/2002 VALUATION COMPLETED BY: Tom Hoane

OFFERED PRIVATE LAND

(USE FOR EXCHANGES ONLY)

County: Allegan	Town: 4N	Range: 16W	Sec(s): 21	Acres: 23.2
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QQ/description(s):

Part of the S 1/2 of Sec 21, described as beginning at a point distant N 0° 36' 40" E 1323.73 feet along the E line of Sec 21 and N 88° 52' 45" W 1316.95 feet from the SE corner of Sec 21 and proceeding thence along the S line of the S 1/2 of the NW 1/4 of SE 1/4 of Sec 21, N 88° 52' 45" W 1230.00 feet; thence N 0° 44' 39" E 350.00 feet; thence N 88° 52' 45" W 86.15 feet to the N and S 1/4 line of Sec 21; thence N 88° 52' 45" W 500 feet more or less to the water's edge of Lake Michigan; thence along the water's edge of Lk Michigan N'ly 326 feet more or less to its intersection with the N line of the S 1/2 of the N 1/2 of the SW 1/4 of Sec 21; thence along the N line of the S 1/2 of the N 1/2 of the SW 1/4 S 88° 37' 24" E 500 feet more or less to the NW corner of the S 1/2 of the NW 1/4 of the SE 1/4 of Sec. 21; thence along the N line of the S 1/2 of the NW 1/4 of SE 1/4 of Sec 21 S 88° 37' 24" E 1315.46 feet; thence along the E line of the S 1/2 of the NW 1/4 of SE 1/4 of Sec 21, S 00° 44' 39" W 667.72 feet to the point of beginning.

Land Owner(s): City of Holland

MINERAL OWNERSHIP:	Applicant:	Other:
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Mineral Lease	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	Pending: <input type="checkbox"/>
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Lessor:	Term Date/Production Status:
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MINERAL VALUE

DESCRIPTION	PARCELS		APPRAISAL	
	ACRES	PER ACRE VALUE	FEE APPRAISAL CHARGES	STAFF CHARGES
Pt NW SE	23.2	\$25		
TOTALS:	23.2	25.00	\$	\$

TOTAL MINERAL VALUATION: \$ 580.00

RECOMMENDATION SUMMARY: Metallic, nonmetallic and oil and gas mineral potential is limited and equal for the desired and offered parcels. The main desired State parcel is not part of the designated critical dunes area. The easement and one-half acre pumping station would be in the dunes area, but could be along an existing trail/road to the lake. Most of the offered property, Rosenberg, is located in the designated critical dunes area. **It appears to be an exchange where the State will benefit by acquiring additional critical dunes land. Protection of the desired State land for the easement and pumping station should be assured prior to the exchange.**

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