



# SENATE BILL No. 1222

September 13, 1994, Introduced by Senator MC MANUS and  
referred to the Committee on State Affairs and Military/  
Veteran Affairs

A bill to authorize the state administrative board to convey  
certain parcels of state owned property in Luce county to pre-  
scribe conditions for the conveyances and to provide for the  
disposition of revenue derived from the conveyances

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT

1       Sec 1   (1) The state administrative board, on behalf of  
2 the state, may convey to the township of McMillan for considera-  
3 tion of not less than fair market value as determined pursuant to  
4 subsection (2), property now under the jurisdiction of the  
5 department of mental health, Newberry regional mental health  
6 center, and located in the township of McMillan, Luce county,  
7 Michigan, and more specifically described as follows

8       Located within the right-of-way of Charles street in Section  
9       36, Town 46 North, Range 10 West, township of McMillan,  
10       county of Luce, Michigan and is more particularly described

as follows Beginning on the south line of Section 36, Town 46 North, Range 10 West, that south line being also the center line of county road 403, within the west half of the right-of-way of Charles street, county road 451, as extended south to the south line of Section 36 thence North within the West half of the right-of-way of Charles street 5,280 feet, more or less, to the center line of Victory way, that center line being also the south limit of the village of Newberry, for a point of ending

Also, a parcel of land in the SW 1/4 of Section 36, Town 46 North, Range 10 West, City of Newberry, Luce County, Michigan and more particularly described as commencing at the SW corner of said Section 36 thence South 89 degrees 43 minutes 29 seconds East 1,319 58 feet, on the south line of said Section 36 to the west line of the E 1/2 of the SW 1/4 of said Section 36 thence North 00 degrees 27 minutes 11 seconds East 1 622 96 feet on the said west line to a point South 00 degrees 27 minutes 11 seconds West 995 00 feet from the northwest corner of the E 1/2 of the SW 1/4 of said Section 36 thence South 89 degrees 32 minutes 49 seconds East 33 00 feet, to the point of beginning of this description thence North 00 degrees 27 minutes 11 seconds East 175 00 feet thence South 89 degrees 32 minutes 49 seconds East 100 00 feet thence South 00 degrees 27 minutes 11 seconds West 175 00 feet thence North 89 degrees 32 minutes 49 seconds West 100 00 feet, to the point of beginning, containing 0 40 acre, more or less All bearings are

relative and reference to M D O T Right-of-way plans for  
M-123 The above described parcel is more particularly  
described from a conveyance as recorded in Liber 69, page  
449, Luce County Records

(2) The fair market value of the property described in sub-  
section (1) shall be determined by an appraisal based on the  
property's highest and best use, as prepared by the state tax  
commission or an independent fee appraiser

(3) The property described in subsection (1) includes the  
10-inch sanitary sewer line and sewage lift station The convey-  
ance authorized under this section shall provide that McMillan  
township shall bear all costs related to the modifications neces-  
sary to convert the state owned line to a public sewer as pro-  
posed for the establishment of a single wastewater treatment  
system for the Newberry area

(4) The conveyance authorized in subsection (1) shall be by  
quitclaim deed approved by the attorney general and shall reserve  
to the state all rights to coal, oil, gas, and other materials,  
excluding sand, gravel, clay or other nonmetallic minerals found  
on, within, or under the conveyed lands

(5) The revenue received under this section shall be depos-  
ited in the state treasury and credited to the general fund

Sec 2 (1) The state administrative board, on behalf of  
the state, may convey to the township of Pentland for considera-  
tion of not less than fair market value as determined pursuant to  
subsection (2), property now under the jurisdiction of the  
department of mental health, Newberry regional mental health

1 center, and located in the township of Pentland, Luce county,  
2 Michigan, and more specifically described as follows

3     Parcel E     A parcel of land located in the NW 1/4 of Section  
4     1, Town 45 North, Range 10 West, City of Newberry, Luce  
5     County, Michigan and more particularly described as commenc-  
6     ing at the W 1/4 corner of said Section 1 thence South 88  
7     degrees 50 minutes 39 seconds East 1,320 08 feet on the E-W  
8     1/4 line of said Section 1 to the west line of the SE 1/4 of  
9     the NW 1/4 of said Section 1 and the point of beginning of  
10    this description thence North 00 degrees 40 minutes 13 sec-  
11    onds East 400 00 feet, on said west line thence South 88  
12    degrees 50 minutes 39 seconds East 400 00 feet thence South  
13    00 degrees 40 minutes 13 seconds West 400 00 feet, to the  
14    E-W 1/4 line of said Section 1 thence North 88 degrees 50  
15    minutes 39 seconds West 400 00 feet, on the E-W 1/4 line of  
16    said Section 1 to the point of beginning, containing 3 67  
17    acres, more or less All bearings are relative and refer-  
18    enced to M D O T Right-of-Way plans for M-123

19    (2) The fair market value of the property described in sub-  
20    section (1) shall be determined by an appraisal based on the  
21    property's highest and best use, as prepared by the state tax  
22    commission or an independent fee appraiser

23    (3) The property described in subsection (1) includes Well  
24    #4 and pump house building #58 The conveyance authorized by  
25    this act shall provide that the well shall be converted to public  
26    use, and that Pentland township shall bear all costs related to  
27    the modifications necessary to convert the state owned well to

1 public service as required for the establishment of a back-up  
2 water service system for the Newberry area

3 (4) The conveyance authorized in subsection (1) shall be by  
4 quitclaim deed approved by the attorney general and shall reserve  
5 to the state all rights to coal, oil, gas, and other materials,  
6 excluding sand, gravel, clay, or other nonmetallic minerals found  
7 on, within, or under the conveyed lands

8 (5) The revenue received under this section shall be depos-  
9 ited in the state treasury and credited to the general fund

10 Sec 3 (1) The state administrative board, on behalf of  
11 the state, may convey for consideration of not less than fair  
12 market value as determined pursuant to subsection (2), or, for  
13 less than fair market value subject to subsection (4), all or any  
14 portion of the property now under the jurisdiction of the depart-  
15 ment of mental health, Newberry regional mental health center,  
16 located in the city of Newberry, township of Pentland, and town-  
17 ship of McMillan, Luce county, Michigan, and more particularly  
18 described as follows

19 Parcel A Land located in the SE 1/4 of Section 35, Town 46  
20 North, Range 10 West, Township of McMillan, Luce County,  
21 Michigan the East 40 rods of the West 60 rods of the South  
22 28 rods of the SW 1/4 of the SE 1/4 containing 7 0 +/-  
23 acres

24 Parcel B A parcel of land in the southwest quarter of  
25 Section 36, Town 46 North, Range 10 West, City of Newberry,  
26 Luce County, Michigan, and more particularly described as  
27 commencing at the SW corner of said Section 36 thence South

89 degrees 43 minutes 29 seconds East 1,319 58 feet, on the south line of said Section 36 to the west line of the E 1/2 of the SW 1/4 of said Section 36 thence North 00 degrees 27 minutes 11 seconds East 260 00 feet, on said west line to the point of beginning of this description thence North 00 degrees 27 minutes 11 seconds East 1,048 98 feet, on said west line to the north line of the SE 1/4 of the SW 1/4 of said Section 36 thence South 89 degrees 40 minutes 56 seconds East 1,317 88 feet, on said north line to the N-S 1/4 line of Section 36 thence South 00 degrees 22 minutes 43 seconds West 1,308 00 feet, on said N-S 1/4 line to the S 1/4 corner of said Section 36 thence North 89 degrees 43 minutes 29 seconds West 854 92 feet, on the south line of said Section 36 thence North 00 degrees 16 minutes 31 seconds East 260 00 feet thence North 89 degrees 43 minutes 29 seconds West 463 85 feet, to the point of beginning, containing 36 84 acres, more or less

Parcel C Land located in the SE 1/4 of the SW 1/4 of Section 31, Town 46 North, Range 9 West, Township of McMillan, Luce County, Michigan containing 40 acres, more or less

Parcel D Land located in the NE 1/4 of the NE 1/4 of Section 7, Town 45 North, Range 9 West, Township of Pentland, Luce County, Michigan containing 40 acres, more or less

Building 91 Commencing at the NW corner of Section 1, Town 45 North, Range 10 West, City of Newberry, Luce County,

1 Michigan thence South 89 degrees 43 minutes 29 seconds East  
 2 1,319 58 feet, on the north line of said Section 1 to the  
 3 west line of the NE 1/4 of the NW 1/4 of said Section 1 and  
 4 the point of beginning of this description thence South 00  
 5 degrees 40 minutes 12 seconds West 245 01 feet, on said west  
 6 line, thence South 89 degrees 43 minutes 29 seconds East  
 7 172 04 feet thence North 00 degrees 16 minutes 31 seconds  
 8 East 245 00 feet, to the north line of said Section 1  
 9 thence North 89 degrees 43 minutes 29 seconds West 170 35  
 10 feet, on the north line of said Section 1 to the point of  
 11 beginning, containing 0 96 acre, more or less All bearings  
 12 are relative and reference to M D O T Right-of-Way plans  
 13 for M-123  
 14 N 1/4 Corner Sec 1, NW Corner Sec 1, T45N,R10W  
 15 T45N,R10W  
 16 3/8" bolt Iron in Monument Box  
 17 1 24" Elm N30 deg,E44 93 ft 1 Telephone Pole N60 degrees,  
 18 E62 09ft  
 19 2 20" Maple N35 deg,W56 22 ft 2 18" Maple N57 degrees,  
 W83 68 ft  
 20 3 18" Maple N55 deg,W84 89 ft 3 16" Maple S63 degrees,  
 E67 20 ft  
 21 Building 92 Commencing at the West 1/4 corner of Section  
 22 1, Town 45 North, Range 10 West, City of Newberry, Luce  
 23 County, Michigan thence South 88 degrees 50 minutes 39 sec-  
 24 onds East 1,320 08 feet, on the E-W 1/4 line to the west  
 25 line of the SE 1/4 of the NW 1/4 of said Section 1 thence  
 26 North 00 degrees 40 minutes 13 seconds East 1,143 99 feet,  
 27 on said west line thence North 89 degrees 55 minutes 55  
 28 seconds East 338 00 feet, to the point of beginning of this

description thence North 89 degrees 55 minutes 55 seconds  
East 113 00 feet thence South 00 degrees 04 minutes 05 seconds  
East 170 00 feet thence South 89 degrees 55 minutes 55  
seconds West 113 00 feet thence North 00 degrees 04 minutes  
05 seconds West 170 00 feet, to the point of beginning, containing  
0 44 acre, more or less

Building 93 Commencing at the West 1/4 corner of Section  
1, Town 45 North, Range 10 West, City of Newberry, Luce  
County, Michigan thence South 88 degrees 50 minutes 39 seconds  
East 1,320 08 feet, on the E-W 1/4 line to the west  
line of the SE 1/4 of the NW 1/4 of said Section 1 thence  
North 00 degrees 40 minutes 13 seconds East 1,143 99 feet,  
on said west line thence North 89 degrees 55 minutes 55  
seconds East 243 00 feet, to the point of beginning of this  
description thence North 89 degrees 55 minutes 55 seconds  
East 95 00 feet thence South 00 degrees 04 minutes 05 seconds  
East 170 00 feet thence South 89 degrees 55 minutes 55  
seconds West 95 00 feet thence North 00 degrees 04 minutes  
05 seconds West 170 00 feet, to the point of beginning, containing  
0 37 acre, more or less

Building 94 Commencing at the West 1/4 corner of Section  
1, Town 45 North, Range 10 West, City of Newberry, Luce  
County, Michigan thence South 88 degrees 50 minutes 39 seconds  
East 1,320 08 feet, on the E-W 1/4 line to the west  
line of the SE 1/4 of the NW 1/4 of said Section 1 thence  
North 00 degrees 40 minutes 13 seconds East 1,143 99 feet,  
on said west line thence North 89 degrees 55 minutes 55



seconds East 122 91 feet, to the point of beginning of this description thence North 89 degrees 55 minutes 55 seconds East 120 09 feet thence South 00 degrees 04 minutes 05 seconds East 170 00 feet thence South 89 degrees 55 minutes 55 seconds West 120 09 feet thence North 00 degrees 04 minutes 05 seconds West 170 00 feet, to the point of beginning, containing 0 47 acre, more or less

Building 95 A parcel of land in the SW 1/4 of Section 36, Town 46 North, Range 10 West, City of Newberry, Luce County, Michigan and more particularly described as commencing at the Southwest corner of said Section 36 thence South 89 degrees 43 minutes 29 seconds East 1,656 00 feet, on the south line of Said Section 36 to the point of beginning of this description thence North 00 degrees 16 minutes 31 seconds East 260 00 feet thence South 89 degrees 43 minutes 29 seconds East 128 24 feet thence South 00 degrees 16 minutes 31 seconds West 260 00 feet, to the south line of said Section 36 thence North 89 degrees 43 minutes 29 seconds West 128 24 feet, on the south line of said Section 36 to the point of beginning, containing 0 77 acre, more or less All bearings are relative and referenced to

M D O T Right-of-Way plans for M-123

Building 96 A parcel of land in the Southwest 1/4 of Section 36, Town 46 North, Range 10 West, City of Newberry, Luce County, Michigan and more particularly described as commencing at the Southwest corner of said Section 36 thence South 89 degrees 43 minutes 29 seconds East 1,542 81

1 feet, on the south line of said Section 36 to the point of  
2 beginning of this description thence North 00 degrees 16  
3 minutes 31 seconds East 260 00 feet thence South 89 degrees  
4 43 minutes 29 seconds East 113 19 feet thence South 00  
5 degrees 16 minutes 31 seconds West 260 00 feet to the south  
6 line of said Section 36 thence North 89 degrees 43 minutes  
7 29 seconds West 113 19 feet, on the south line of said  
8 Section 36, to the point of beginning, containing 0 68 acre,  
9 more or less All bearings are relative and referenced to  
10 M D O T Right-of-Way plans for M-123

11 Parcel #004 Commencing at the West 1/4 corner of Section  
12 1, Town 45 North, Range 10 West, City of Newberry, Luce  
13 County, Michigan thence South 88 degrees 50 minutes 39 sec-  
14 onds East 1,320 08 feet, on the E-W 1/4 line to the west  
15 line of the SE 1/4 of the NW 1/4 of said Section 1 thence  
16 North 00 degrees 40 minutes 13 seconds East 973 98 feet, on  
17 said west line to the point of beginning of this descrip-  
18 tion thence North 00 degrees 40 minutes 13 seconds East  
19 170 01 feet, on said west line thence North 89 degrees 55  
20 minutes 55 seconds East 122 91 feet thence South 00 degrees  
21 04 minutes 05 seconds East 170 00 feet thence South 89  
22 degrees 55 minutes 55 seconds West 125 10 feet, to the point  
23 of beginning, containing 0 48 acre, more or less

24 Parcel #006 A parcel of land in the Southwest 1/4 of  
25 Section 36 Town 46 North, Range 10 West, City of Newberry,  
26 Luce County, Michigan and more particularly described as  
27 commencing at the Southwest corner of said Section 36

1       thence South 89 degrees 43 minutes 29 seconds East 1,319 58  
 2       feet, on the south line of said Section 36 to the west line  
 3       of the E 1/2 of the SW 1/4 of said Section 36 and the point  
 4       of beginning of this description thence North 00 degrees 27  
 5       minutes 11 seconds East 260 00 feet, on said west line  
 6       thence South 89 degrees 43 minutes 29 seconds East 222 42  
 7       feet thence South 00 degrees 16 minutes 31 seconds West  
 8       260 00 feet, to the south line of said Section 36 thence  
 9       North 89 degrees 43 minutes 29 seconds West 223 23 feet, on  
 10      said south line to the point of beginning, containing 1 33  
 11      acres, more or less All bearings are relative and refer-  
 12      enced to M D O T Right-of-Way plans for M-123

13      Main Campus Beginning at the northwest corner of Section  
 14      1, Town 45 North, Range 10 West, City of Newberry, Luce  
 15      County, Michigan thence South 89 degrees 43 minutes 29 sec-  
 16      onds East 1,319 58 feet, on the north line of said Section 1  
 17      to the west line of the NE 1/4 of the NW 1/4 of said Section  
 18      1 thence South 00 degrees 40 minutes 12 seconds West 245 01  
 19      feet on said west line thence South 89 degrees 43 minutes  
 20      29 seconds East 172 04 feet thence North 00 degrees 16  
 21      minutes 31 seconds East 245 00 feet, to the north line of  
 22      said Section 1 thence South 89 degrees 43 minutes 29 sec-  
 23      onds East 1,149 23 feet, on the north line of said Section 1  
 24      to the N 1/4 corner of said Section 1 thence South 89  
 25      degrees 43 minutes 19 seconds East 838 78 feet, on the north  
 26      line of said Section 1 to the centerline of the Soo Line  
 27      Railroad thence southerly, on the centerline of said

1 Railroad 767 79 feet on the arc of a curve to the right with  
2 a central angle of 15 degrees 21 minutes 21 seconds a long  
3 chord bearing and distance of South 18 degrees 54 minutes 33  
4 seconds West 765 49 feet and a radius of 2,864 79 feet  
5 thence South 00 degrees 20 minutes 00 seconds East 588 61  
6 feet thence North 88 degrees 50 minutes 32 seconds West  
7 211 68 feet thence South 00 degrees 20 minutes 00 seconds  
8 East 464 35 feet thence South 88 degrees 50 minutes 32 sec-  
9 onds East 411 68 feet thence South 00 degrees 20 minutes 00  
10 seconds East 399 11 feet thence South 88 degrees 50 minutes  
11 32 seconds East 190 00 feet thence South 00 degrees 39  
12 minutes 44 seconds West 442 05 feet, to the E-W 1/4 line of  
13 said Section 1 thence North 88 degrees 50 minutes 39 sec-  
14 onds West 1,014 19 feet, on said E-W 1/4 line to the center  
15 of said Section 1 thence North 88 degrees 50 minutes 39  
16 seconds West 920 09 feet, on said E-W 1/4 line thence North  
17 00 degrees 40 minutes 13 seconds East 400 00 feet thence  
18 North 88 degrees 50 minutes 39 seconds West 400 00 feet, to  
19 the west line of the SE 1/4 of the NW 1/4 of Section 1  
20 thence North 00 degrees 40 minutes 13 seconds East 573 98  
21 feet, on said west line thence North 89 degrees 55 minutes  
22 55 seconds East 453 19 feet thence North 00 degrees 04  
23 minutes 05 seconds West 170 00 feet thence South 89 degrees  
24 55 minutes 55 seconds West 451 00 feet, to said west line  
25 thence North 00 degrees 40 minutes 13 seconds East 181 16  
26 feet, on said west line to the south line of the N 1/2 of  
27 the NW 1/4 of said Section 1 thence North 89 degrees 07

1 minutes 00 seconds West 1,319 80 feet, on said south line to  
2 the West line of said Section 1 thence North 00 degrees 40  
3 minutes 52 seconds East 1,250 47 feet, on said west section  
4 line to the point of beginning, containing 152 92 acres,  
5 more or less All bearings are relative and referenced to  
6 M D O T M-123 Right-of-Way plans The above described  
7 parcel is subject to any easements and/or rights of record  
8 as may pertain to this parcel

9 (2) The fair market value of the property described in sub-  
10 section (1) shall be determined by an appraisal based on the  
11 property's highest and best use, as prepared by the state tax  
12 commission or an independent fee appraiser

13 (3) The description of the parcels in subsection (1) are  
14 approximate and for purposes of the conveyance are subject to  
15 adjustment as the state administrative board or attorney general  
16 considers necessary by survey or other legal description

17 (4) Any conveyance of the property described in this section  
18 for less than fair market value shall provide that the property  
19 conveyed shall be used exclusively for public purposes and that  
20 upon termination of that use, or upon use for any other purpose,  
21 title to the property may revert immediately to the state, with  
22 the state assuming no liability for improvements made at the  
23 grantee's expense

24 (5) The conveyance or conveyances authorized in this section  
25 shall be by quitclaim deed approved by the attorney general and  
26 shall reserve to the state all rights to coal, oil, gas, and  
27 other materials, excluding sand, gravel, clay, or other

1 nonmetallic minerals found on, within, or under the conveyed  
2 lands

3 (6) The revenue received under this section shall be depos-  
4 ited in the state treasury and credited to the general fund