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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

May 12, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Parks and Recreation Land Acquisition and Gift of Land
Muskegon State Park – Muskegon County
Land Conservancy of West Michigan
Land Transaction Case #20030011

Private Land
to be Purchased: 33.03 acres – \$196,675.00

Description: Muskegon County, Laketon Township, T10N, R17W, Section 16;
the NW ¼ of the SW ¼ of Section 16, except the N 416 feet of the E 416 feet
thereof, also EXCEPT those portions thereof described as follows: Commence
at the SE quarter corner of the NW ¼ of the SW ¼ of Section 16, T10N,
R17W; thence N 411 feet to the Point of Beginning; thence N 208 feet, thence
W 416 feet ; thence S 208 feet; thence E 416 feet to the Point of Beginning.
AND The N 211 feet of the S 411 feet of the E 428 feet of the NW ¼ of the
SW ¼ of Section 16, T10N, R17W. AND the N 31 feet of the S 650 feet of the
E 428 of the NW ¼ of the SW ¼ of Section 16, T10N, R17W. AND the W 12
feet of the N 208 feet of the S 619 feet of the E 428 feet of the NW ¼ of the
SW ¼ of Section 16, T10N, R17W. Subject to all easements of record and
including ½ of a road easement to continue Pierce Road.

Seller: Land Conservancy of West Michigan, Grand Rapids, Michigan

Option Expires: July 28, 2008

Private Land Offered

As a Gift: 35.21 acres – Gift of land

Description: Muskegon County, Laketon Township, T10N, R17W, the NE ¼ of the SW ¼
of Section 16, excepting the E 200 feet thereof.

Donor: Land Conservancy of West Michigan, Grand Rapids, Michigan

NATURAL RESOURCES COMMISSION

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Authority: Part 5 of Act 451, Public Acts of 1994, as amended

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

Comments: The offered private parcels are located along the eastern boundary of Muskegon State Park.

The 33.03-acre purchase parcel exhibits a level to gently-rolling topography covered in a mix of hardwoods and conifers with several small open meadow areas. Soil conditions range from sandy and well-drained areas over most of the parcel, to poorly-drained areas in the southwest where the property borders Lost Lake, a unique fen habitat located mostly within the boundaries of Muskegon State Park. The parcel is accessible via 267 feet of frontage on the west side of Pierce Road. State-owned land adjoins this property on the south and west sides.

The only structure on the parcel is an abandoned 400-square-foot cottage located near the road frontage. Purchase of this parcel will complete State ownership of the Lost Lake fen, a significant coastal plain community and one of only 40 known in Michigan.

The easterly 35.21-acre gift parcel is vacant land that exhibits a level to gently-rolling topography and is covered almost entirely in mixed conifer and deciduous trees. Soils here are sandy and well-drained except along the easterly property line where a drainage course runs from north to south across the parcel. The property is accessible via ample frontage on both Kern and Pierce Roads.

The easterly 35.21-acre gift parcel is encumbered with the following restrictions:

- (a) The Department shall manage the property as a part of the State Park, consistent with sound management principles, with a primary emphasis on natural resource protection and non-motorized outdoor recreation. The Grantee shall not sell, give, or convey the property to a private individual, group, association, or corporation such that the property will be subdivided and developed.
- (b) The property shall be maintained in perpetuity in its natural, scenic and generally undeveloped condition.

Both restrictions are consistent with the Department's intended management of the property.

Acquisition of this private in-holding will consolidate ownership, prevent degradation of the Lost Lake fen and increase public recreational opportunities.

The purchase will include mineral rights owned by the seller.

- Recommendations:
- (1) That the 33.03-acre purchase parcel be approved for purchase with payment of \$196,675.00 to be made from the Michigan Natural Resources Trust Fund as approved under Act 59 of Public Acts of 2007.
 - (2) That the 35.21-acre gift parcel be accepted with appreciation and due recognition of the Land Conservancy of West Michigan for its efforts to secure the property.

David E. Freed, Chief
Land and Facilities

Ronald A. Olson, Chief
Parks and Recreation

Kelley D. Smith, Chief
Fisheries

Arminda S. Koch
Resource Management Deputy

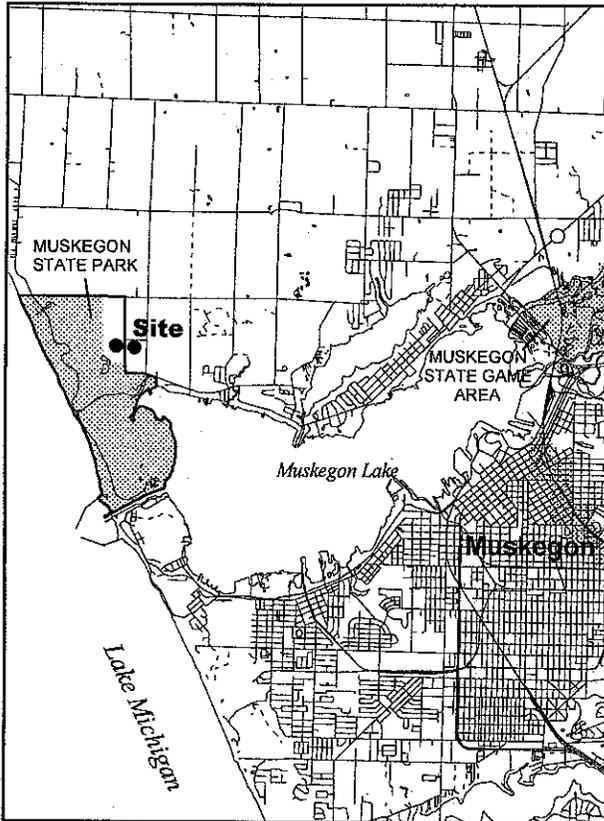
Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

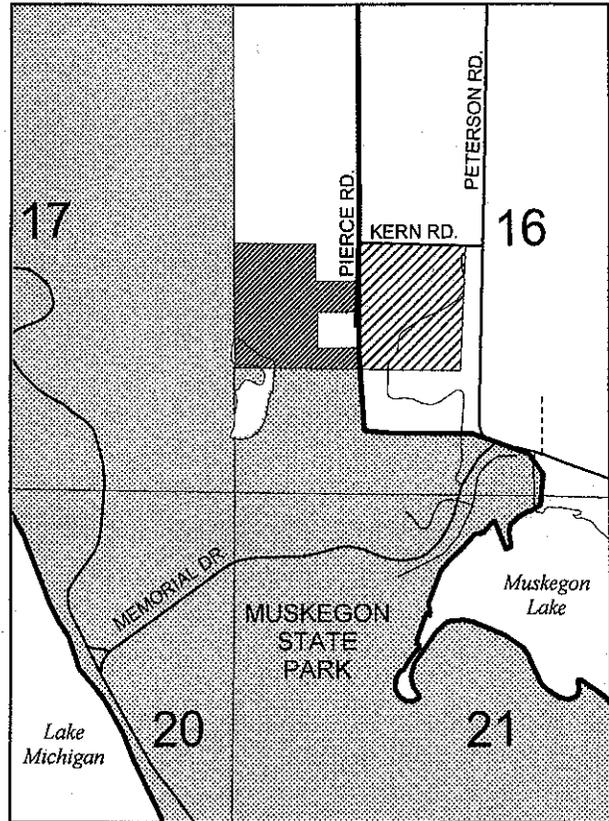
Rebecca A. Humphries
Director

Date Approved

PARKS AND RECREATION LAND ACQUISITION
Muskegon State Park - Muskegon County
The Mierendorf-Keating Tract
Land Transaction Case #20030011



Regional Location



Section 16, T10N, R17W, Laketon Township

- State Park Boundary
- Private Land Offered as Gift (35.21 acres)
- Private Land to be Purchased (33.03 acres - \$196,675.00)
- State Land
- Private Land

