



STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



JENNIFER M. GRANHOLM  
GOVERNOR

REBECCA A. HUMPHRIES  
DIRECTOR

July 14, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Parks and Recreation Land Acquisition  
Sterling State Park- Monroe County  
The Sterling Pointe Tract  
Land Transaction Case #20070270

Purchase Price: 52.0 acres - \$1,565,445.00

Description: Monroe County, Frenchtown Township, T06S, R09E, Section 34; and being a part of Private Claims 71 and 622, more particularly described as indicated on the attached "Exhibit A".

Seller: The Conservation Fund, Alexandria, Virginia

Property Taxes: \$10,118.66 for 2007 tax year, estimated

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

Notice: This item will appear on the Department of Natural Resources' (Department) August 4, 2008 Calendar, and is eligible for approval on August 11, 2008.

Comments: This acquisition represents a partnership with The Conservation Fund (TCF) to acquire a key 52.0-acre addition to Sterling State Park. Purchase of the offered land will secure additional land desirable for fishing, hiking, and a range of land and water-related recreational activities in one of southeast Michigan's most heavily used parks. The parcel is a critical last piece to block in the 1,300 acres of land already part of the State park.

Sterling, as a gateway State Park, provides premier natural resource protection, and outdoor recreation opportunities in close proximity to the major urban areas of southeast Michigan.

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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The offered parcel is within the dedicated boundary of Sterling State Park and consists of an irregularly-shaped parcel of land surrounded on two sides by State Land and bounded by the entrance roads to Sterling State Park. The offered parcel was slated for condominium development prior to discussions with the Department and TCF regarding sale of the property to the Department. Acquisition will preclude this development, thereby maintaining the views of Lake Erie, and providing the opportunity for natural area restoration.

The parcel is topographically level, consisting of crop land and approximately 300 feet of frontage on Sandy Creek. The property is adjacent to State park property currently undergoing ecological restoration to lakeplain prairie and Great Lakes Marsh. Plans are to restore globally significant, and rare lakeplain prairie, and associated rare species such as the king rail (State endangered) and the eastern fox snake (State threatened) on the property. The Federally endangered white prairie-fringed orchid and the State threatened Sullivant's milkweed may be re-established as part of the restoration process. Once this habitat is restored, Sterling State Park, including the offered parcel, will preserve the largest expanse of lakeplain prairie on the western shoreline of Lake Erie.

TCF played a key role in facilitating the purchase discussions, and is assisting the Department with bridge financing until the approved funds are available. Funding for a portion of the project is approved by the Michigan Natural Resources Trust Fund (MNRTF), with the balance to be paid from the Land Exchange Facilitation Fund (LEFF). The closing on this purchase may occur in two phases.

The 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. Use of the LEFF for the purchase of this property was approved by the Land Exchange Review Committee on February 28, 2008.

The purchase will include mineral rights owned by the seller.

- Recommendations:
- (1) That acquisition of the 30.0-acre tract with frontage along the Sandy Creek be approved, with payment of \$925,000.00 to be made from the MNRTF, Sterling State Park Acquisition, now awaiting appropriation by the Michigan Legislature, with any additional required funds to be paid from the LEFF.
  - (2) That purchase of the remaining 22.0 acres of the offered parcel be approved with payment to be made from the LEFF.

(3) That the assistance and partnership of TCF in achieving this important acquisition be acknowledged with appreciation.

David E. Freed, Chief  
Land and Facilities

Kelley D. Smith, Chief  
Fisheries

Ronald A. Olson, Chief  
Parks and Recreation

Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management

Douglas A. Reeves, Acting Chief  
Wildlife

Arminda S. Koch  
Resource Management Deputy

I approve the staff recommendations.

Rebecca A. Humphries  
Director

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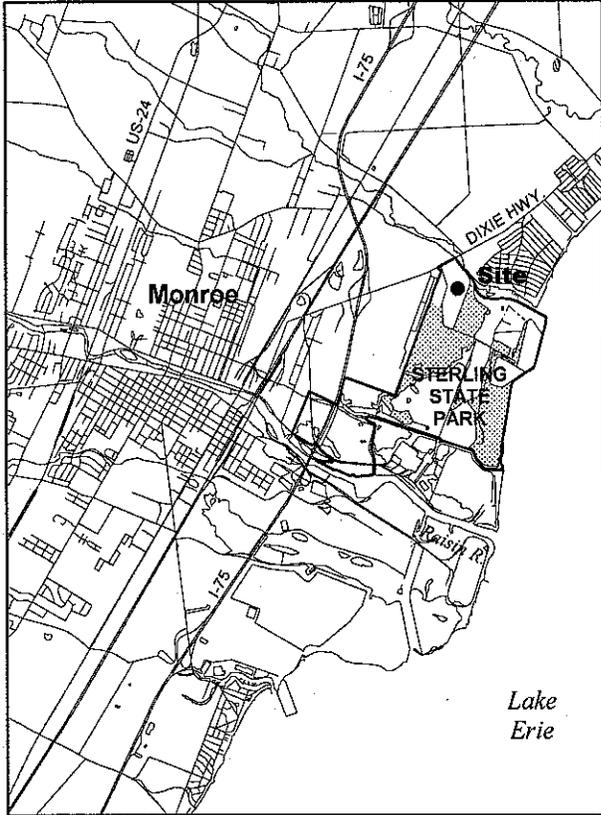
Date Approved

**“Exhibit A”**

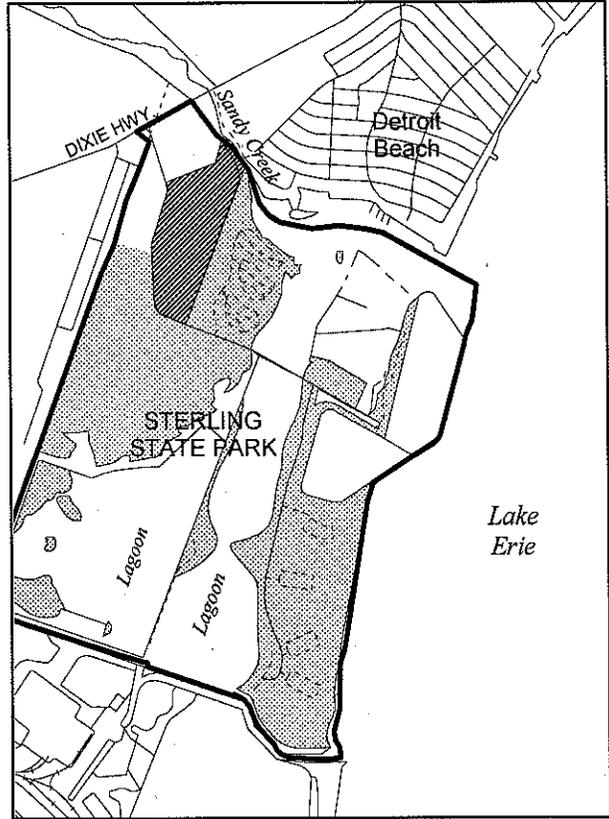
Legal description of the Sterling Pointe Acquisition  
MDNR Land Transaction # 20070270

Situated in the Township of Frenchtown, Monroe County, Michigan, described as: Part of Private Claims 71 and 622, as surveyed by George B. Warnke, Jr., Professional Land Surveyor, Michigan License No. 19474, File No. 93-0189B, dated February 29, 1996, further described as: Commencing at a nail and shiner over a found railroad spike at the intersection of the westerly line of Private Claim 622 and the centerline of Waterworks Road; thence along the westerly line of Private Claim 622 the following two courses: (1) S 22°-32'-20" W 243.48 feet to a found capped (No.6193) iron and (2) S 22°-26'-47" W 967.79 feet to a set capped ½ inch rebar for the Point of Beginning; thence continuing S 22°-26'-47" W 122.40 feet along said westerly line to a found capped (No.6193) iron on the easterly line of State Park Road (100 feet wide) as recorded in liber 317, pages 160 and 161, Monroe County Register of Deeds Office; thence along the easterly line of said State Park Road the following four (4) courses (1) S 15°-50'-14" E 81.84 feet measured (83.20 feet recorded) to a set capped ½ inch rebar; (2) S 22°-17'-31" W 878.50 feet, record and measured, to a found ¾ inch iron pipe; (3) S 00°-55'20" W 1,164.74 feet measured (1,164.80 feet recorded) to a 2 inch diameter metal fence post being flush to the ground; thence (4) S 66°-59'-41" E 570.54 feet measured (569.30 feet recorded) to a found railroad spike at the centerline of Waterworks Road; thence N 23°-27'-00" E 2,648.54 feet along the centerline of Waterworks Road (staked at 66 feet wide) to a found ½ inch iron rod at the point of intersection of a curve to the left; thence continuing N 23°-27'-00" E 68.66 feet to the centerline of Sandy Creek; thence upstream more or less along the centerline of Sandy Creek, N 25°-01'-46" W 326.70 feet; thence S 42°-05'-56" W 114.31 feet to a found railroad spike in the centerline of Waterworks Road; thence continuing S 42°-05'-56" W 573.68 to a found capped (No.19474) ½ inch rebar; thence N 79°-45'-26" W 640.83 feet to the Point of Beginning.

**PARKS AND RECREATION LAND ACQUISITION**  
**Sterling State Park - Monroe County**  
**The Sterling Pointe Tract**  
**Land Transaction Case #20070270**

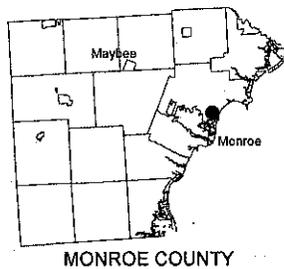


Regional Location



Section 34, T06S, R09E, Frenchtown Township

-  State Park Boundary
-  Land Offered to DNR (52.0 acres - \$1,565,445.00)
-  State Land
-  Private Land



DNR-FMFM  
M:\Commission\_Memos\  
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07-10-08, 1:10 pm