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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING

REBECCA A. HUMPHRIES
DIRECTOR

July 13, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Fisheries and Parks and Recreation Land Acquisition and Boundary Dedication
Inland Waters Access Initiative – Eaton County
The Robert Saunders Tract
Land Transaction Case #20090056

Purchase Price: 34.72 acres – $105,000.00

Description: Eaton County, Vermontville Township, T03N, R06W, Section 30: A parcel of land in the Southeast ¼ of Section 30, T03N, R06W, Vermontville Township, Eaton County, described as: Beginning at the East ¼ corner of said Section 30; thence S 00° 28' 33" W along the East Section line 101.94 feet to a point on an intermediate traverse line along the Thornapple River, said point being 50 feet more or less N 00° 28' 33" E of the water's edge; thence along said traverse line the following two courses: S 53° 16' 47" W 259.24 feet and S 30° 05' 04" W 161.10 feet, said point being 100 feet more or less N 00° 28' 33" E of the water's edge; thence S 00° 28' 33" W parallel with said East line 724.45 feet; thence S 89° 31' 27" E 286.10 feet to said East line; thence S 00° 28' 33" W along said East line 120.45 feet to the Northerly right-of-way line of the railroad; thence S 64° 47' 53" W along said Northerly line 179.29 feet to the South line of the Northeast ¼ of said Southeast ¼; thence N 89° 57' 37" W along said South line 1,159.72 feet to the West line of the Northeast ¼ of said Southeast ¼; thence N 00° 31' 42" E along said West line 1,318.08 feet to the East-West ¼ line; thence N 89° 57' 08" E along said East-West ¼ line 1,320.12 feet to the point of beginning; said parcel containing 34.72 acres more or less, including those lands lying between the intermediate traverse line and the center thread of the Thornapple River; said parcel subject to the riparian rights of others along the waters of the Thornapple River; said parcel subject to a right-of-way for road purposes along Mason Road; said parcel subject to all easements and restrictions if any.

Seller: Robert Saunders, Charlotte, Michigan

NATURAL RESOURCES COMMISSION
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Option Expires: September 14, 2009

Property Taxes: The 2008 property taxes were $867.20

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

Notice: This item will appear on the Department of Natural Resources' (Department) August 3, 2009 Calendar, and is eligible for approval on August 10, 2009.

Comments: The offered 34.72-acre vacant private parcel is located in west-central Eaton County, one mile west of the city of Vermontville, Michigan.

The parcel exhibits a level topography with 2,000 feet of undeveloped frontage along both sides of the Thornapple River. The land located northerly of the river exhibits a forest cover of mixed lowland hardwoods with conifer and brush intrusions and soils that are prone to frequent flooding. That part of the tract lying south of the Thornapple River exhibits a gently-rolling grassy field and well-drained soil conditions.

The parcel contains 222 feet of frontage along Mason Road, a county-maintained roadway located along the eastern edge of the property. In addition, the southern boundary of the property borders a presently unopened section of the 'Paul Henry-Thornapple Trail' which, when complete, will consist of a 42-mile multi-use recreational trail stretching from Vermontville to Grand Rapids.

Acquisition of property along the Thornapple River is important to the Fisheries Division in that it will provide riverbank fishing access and an ideal site for a carry-down boat launch. Eaton County currently has relatively few public water access sites. The Parks and Recreation Division (PRD) has agreed to serve as manager and land administering division. The PRD will work with the Fisheries Division to eventually lease the land to the Eaton Conservation District which has offered to manage and operate the parcel for public recreation and outdoor education purposes.

The purchase will include all mineral rights owned by the seller.

Recommendations: (1) That the tract be approved for purchase with payment to be made from funds appropriated for the Michigan Natural Resources Trust Fund, Inland Waters Access Initiative, as approved in Act 59, Public Acts of 2007.

(2) That the site be dedicated as the Thornapple River Public Water Access Site - Eaton County, following completion of the purchase.

David E. Freed, Chief
Land and Facilities

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

Russ Mason, Chief
Wildlife

Ronald A. Olson, Chief
Parks and Recreation

Kelley D. Smith, Chief
Fisheries

Arminda S. Koch
Resource Management Deputy

I approve the staff recommendation.

Rebecca A. Humphries
Director

Date Approved

FISHERIES AND PARKS AND RECREATION
LAND ACQUISITION AND BOUNDARY DEDICATION
Inland Waters Access Initiative - Eaton County
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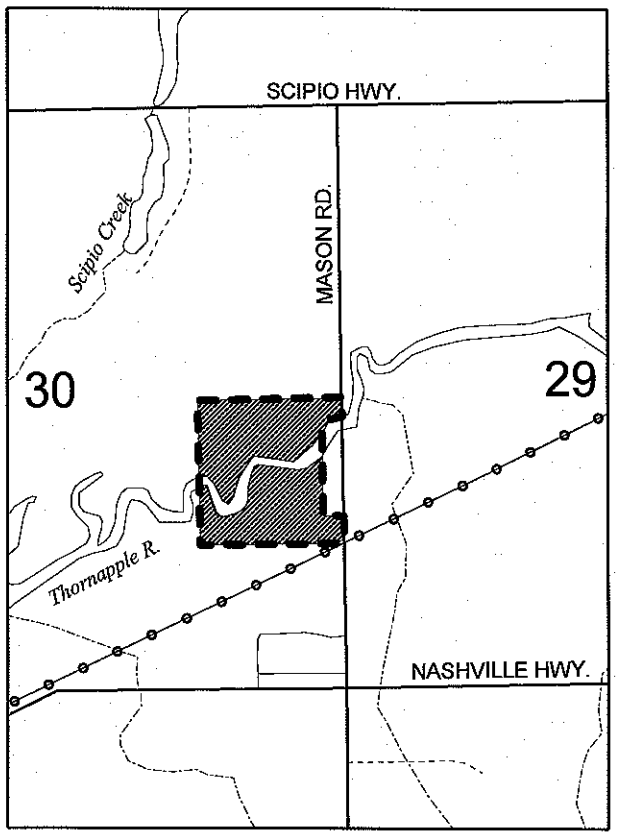
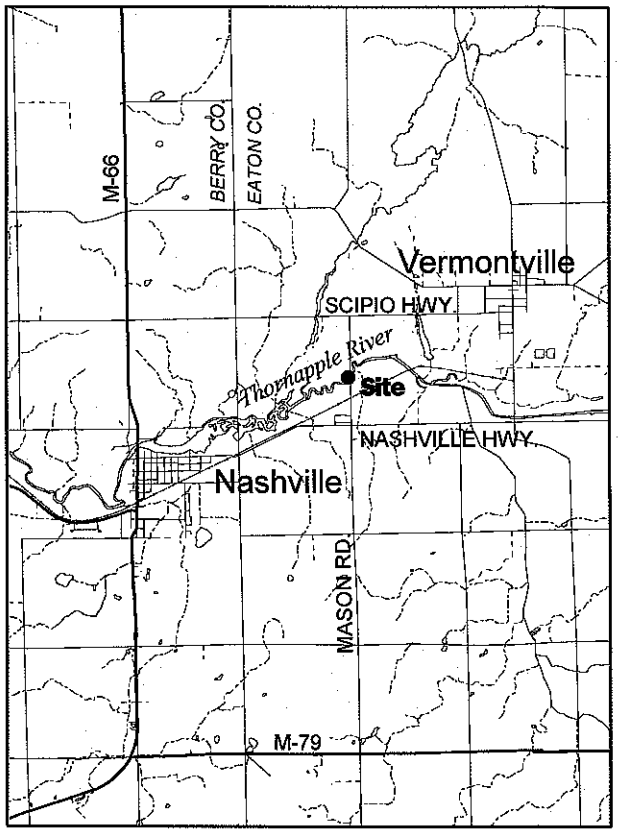
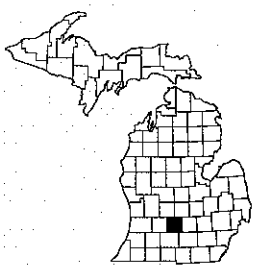


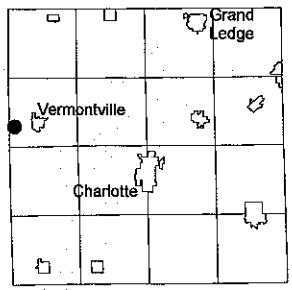
Section 30, T03N, R06W
Vermontville Township



Regional Location

- Paul Henry Thornapple Trail
- Proposed boundary dedication
- Land offered to DNR (34.72 acres - $105,000.00)
- State land
- Private land





EATON COUNTY

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