



STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT
LANSING

JENNIFER M. GRANHOLM
GOVERNOR

REBECCA A. HUMPHRIES
DIRECTOR

February 8, 2010

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Wildlife Land Acquisition
Erie State Game Area – Monroe County
The William Jacobs Tract
Land Transaction Case #20090083

Purchase Price: 28.60 acres – \$110,000.00

Description: Monroe County, Erie Township, T08S, R08E, Section 21: See
“Attachment A” for complete legal description.

Seller: William Jacobs, Erie, Michigan

Option Expires: April 27, 2010

Property Taxes: The 2009 property taxes were estimated to be \$1,502.87

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

Notice: This item will appear on the Department of Natural Resources and
Environment’s (Department) February 22, 2010 Calendar, and is eligible for
approval on March 1, 2010.

Comments: The offered privately-owned parcel is located in southeastern Monroe
County, three miles southeast of the community of Erie, and in association
with 2,147 acres of State-owned land managed as the Erie State Game Area.

The property consists of an irregularly-shaped vacant parcel that contains 28.60 acres and exhibits a level topography, portions of which are subject to seasonal flooding or high water tables. The tract contains frontage along Little Lake Creek, which forms the southerly boundary of this parcel. Most of the property is open agricultural field; however, lowland hardwood forest is situated near the creek, as well as along the eastern border. Access is available on two sides by frontage on Bay Creek Road, a county-maintained roadway, along the western and northern boundary. State-owned land adjoins this property along the entirety of its southern boundary.

February 8, 2010

The purchase will include mineral rights owned by the seller.

This parcel is located inside the boundaries of the Erie State Game Area, and acquisition will expand State ownership, secure additional wetland wildlife habitat, and increase public recreational opportunities in this heavily populated area of southeast Michigan.

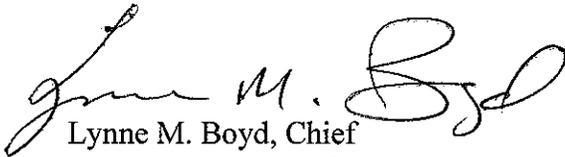
Recommendation: That this tract be approved for acquisition with payment of \$55,000.00 of the purchase price to be made from funds appropriated for the Michigan Natural Resources Trust Fund, Southeast Michigan Eco-Region Land Consolidation, as contained in Act 278, Public Acts of 2008, and the remainder to come from funds appropriated for Waterfowl Habitat Acquisition, as contained in Act 41, Public Acts of 2007.



David E. Freed, Chief
Land and Facilities



Russ Mason, Ph. D., Chief
Wildlife Division



Lynne M. Boyd, Chief
Forest Management Division



Kelley D. Smith, Ph. D., Chief
Fisheries Division



Ronald A. Olson, Chief
Recreation Division



Arminda S. Koch
Resource Management Deputy Director

I approve the staff recommendation.

Rebecca A. Humphries
Director

Date Approved

"Attachment A"
Legal Descriptions
For the
William Jacobs Tract
Land Transaction Case # 20090083

Monroe County, Erie Township, T08S, R08E, Section 21:

Parcel 1

A parcel of land being part of the Southeast quarter of Section 21 more particularly described as: commencing at the center of Section 21; thence South 89°11'00" East, on the North line of the Southeast quarter of Section 21, a distance of 1,128.76 feet to a point, said point being the TRUE POINT OF BEGINNING of the parcel herein described; thence continuing South 89°11'00" East, on the North line of the Southeast quarter of Section 21, a distance of 207.50 feet to a point; thence South 01°30'00" West, a distance of 1,896.90 feet to a point; thence North 56°30'00" West, a distance of 474.88 feet to a point; thence North 16°48'00" West, a distance of 183.23 feet to a point; thence North 79°06'00" West, a distance of 410.20 feet to a point; thence North 23°08'00" West, a distance of 173.13 feet to a point; thence North 04°22'00" East, a distance of 162.31 feet to a point; thence North 73°14'00" West, a distance of 164.51 feet to a point on the Easterly line of Bay Creek Road; thence in a Northeasterly direction on a curve to the right, on the Easterly line of Bay Creek Road, said curve having a radius of 3,619.83 feet, an arc length of 141.82 feet, a central angle of 02°14'41", a chord bearing of North 14°59'01" East, and a chord distance of 141.81 feet to a point; thence South 89°42'02" East, a distance of 511.20 feet to a point; thence North 00°53'05" East, a distance of 390.02 feet to a point; thence South 89°42'02" East, a distance of 345.48 feet to a point; thence North 00°54'00" East, a distance of 493.20 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said parcel containing 22.497 acres of land, more or less, subject to all easements, zoning restrictions of record, and legal highways.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

Parcel 2

A parcel of land being part of the Southeast quarter of Section 21 more particularly described as commencing at the center of Section 21; thence South 89°11'00" East on the North line of the Southeast quarter of Section 21, a distance of 655.18 feet to a point, said point being the TRUE POINT OF BEGINNING of the parcel herein described; thence continuing South 89°11'00" East on the North line of the Southeast quarter of Section 21, a distance of 12.48 feet to a point; thence South 00°49'00" West, and passing a typical 5/8 inch diameter by 30 inch long capped iron pin set on the South line of Sub Station Road (66 feet wide), a total distance of 367.35 feet to a typical capped iron pin set; thence South 89°42'00" East, a distance of 115.07 feet to a typical capped iron pin set; thence South 00°53'05" West, a distance of 233.01 feet to a typical capped iron pin set; thence North 89°42'02" West, a distance of 419.78 feet to a typical capped iron pin set on the Easterly line of Bay Creek Road; thence in a Northeasterly direction, on a curve to the right, on the Easterly line of Bay

Creek Road, said curve having a radius of 3,619.83 feet, an arc length of 622.96 feet, a central angle of $09^{\circ}51'37''$, a chord bearing North $25^{\circ}49'10''$ East, and a chord length of 622.19 feet to a point; thence North $37^{\circ}47'00''$ East, on the Easterly line of Bay Creek Road, a distance of 49.10 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said parcel containing 3.003 acres of land, more or less, subject to all easement, zoning restrictions, and record of legal highways.

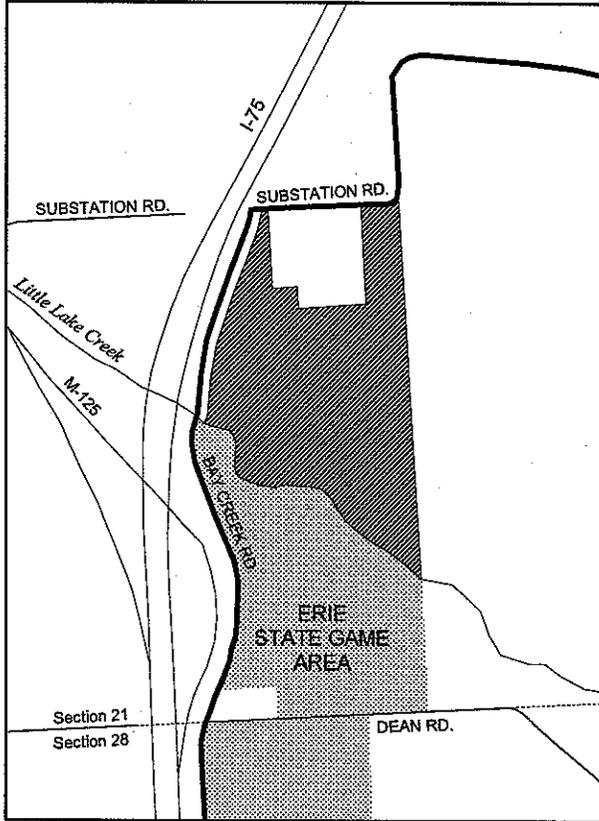
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Parcel 3

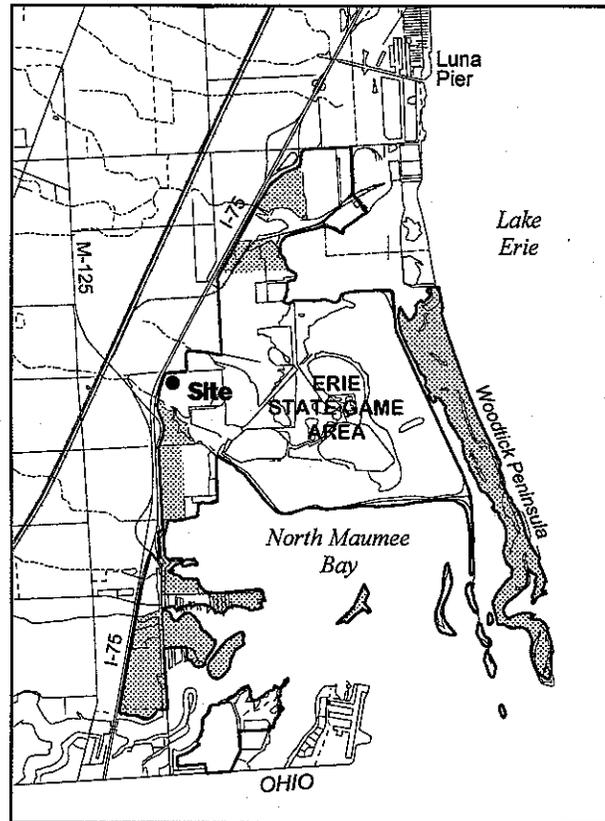
A parcel of land being part of the Southeast quarter of Section 21 more particularly described as commencing at the center of Section 21; thence South $89^{\circ}11'00''$ East on the North line of the Southeast quarter of Section 21, a distance of 655.18 feet to a point, thence South $37^{\circ}47'00''$ West on the Easterly line of Bay Creek Road, a distance of 49.10 feet to a point; thence in a Southwesterly direction on a non-tangent curve to the left, said curve having a radius of 3619.83 feet, an arc length of 622.96 feet, a central angle of $09^{\circ}51'37''$, a chord bearing of South $25^{\circ}49'10''$ West, and a chord length of 622.19 feet to a typical 5/8 inch diameter by 30 inch long capped iron pin set at the TRUE POINT OF BEGINNING of the parcel herein described; thence South $89^{\circ}42'02''$ East, a distance of 419.78 feet to a typical capped iron pin set; thence South $00^{\circ}53'05''$ West, a distance of 287.01 feet to a typical capped iron pin set; thence North $89^{\circ}42'02''$ West, a distance of 511.20 feet to a typical capped iron pin set on the Easterly line Bay Creek Road; thence in a Northeasterly direction, on a curve to the right, on the Easterly line of Bay Creek Road, said curve having a radius of 3619.83 feet, an arc length of 302.11 feet, a central angle of $04^{\circ}47'00''$, a chord bearing of North $18^{\circ}29'52''$ East, and a chord length of 302.11 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said parcel containing 3.081 acres of land, more or less, subject to all easements, zoning restrictions of record, and legal highways.

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WILDLIFE LAND ACQUISITION
Erie State Game Area - Monroe County
The William Jacobs Tract
Land Transaction Case #20090083

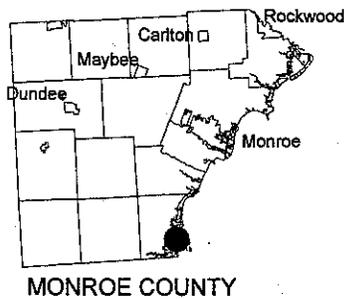


Section 21, T08S, R08E, Erie Township



Regional Location

- Game area boundary
- ▨ Land offered to DNRE (28.60 acres - \$110,000.00)
- ▤ State land
- Private land



DNRE-FMD
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