JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING

REBECCA A. HUMPHRIES
DIRECTOR

January 11, 2010

TO:	Rebecca A. Humphries, Director
INFORMATION:	Natural Resources Commission
Transaction:	Parks and Recreation Land Acquisition and Boundary Modification Waterloo State Recreation Area (WSRA) – Jackson County The Furman Tract Land Transaction Case #20090172
Purchase:	37.4 acres more or less – $255,000.00
Description:	Jackson County, Leoni Township, T02S, R01E, Section 12; a part of the SE ¼, having a street address of 5655 Race Road, and being more particularly described on the attached "Exhibit A".
Sellers:	Michael and Karen Furman, Grass Lake, Michigan
Option Expires:	February 18, 2010
Property Taxes:	2009 tax year: $2,504.88
Authority:	Part 21, Subpart 11, of Act 451, Public Acts of 1994, as amended
Notice:	This item will appear on the Department of Natural Resources' (Department) January 25, 2010 Calendar, and is eligible for approval on February 1, 2010.

Comments:

The offered private land includes a mix of woodland, wetland, and open meadow. Improvements consist of a dwelling and an older barn which the Parks and Recreation Division (PRD) will have removed after a use reservation has expired. The southern half of the parcel is a rolling upland with 473 feet of frontage on Race Road which provides access along the western boundary. The remainder of the parcel, along Glenn Road, is a combination of open water and shrub wetland.

Acquisition of this parcel will contribute to the Department's goals of consolidating State ownership, limiting land fragmentation, securing wildlife habitat and, increasing public recreation opportunities. This acquisition contributes to the Department's goal of connecting two substantial blocks of

NATURAL RESOURCES COMMISSION
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • John Madigan • Timothy L. Nichols • J. R. Richardson • Frank Wheatlake

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528
www.michigan.gov/dnr • (517) 373-2329

Great Lakes, Great Times, Great Outdoors!

State-owned land, as depicted on the accompanying map. As part of this transaction, the PRD proposes to modify the boundary of the WSRA as shown on the attached map.

As a condition of the transaction, the Sellers have retained a Right of Exclusive Non-Transferable Occupancy for a period of 11 months from the date of the deed.

The sellers will convey any mineral rights that they may hold relative to the offered land.

Recommendations: (1) That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, Waterloo State Recreation Land Initiative, Act 23, Public Acts of 2009.

(2) That the Legacy Land Conservancy be recognized with gratitude for facilitating discussions with the sellers.

(3) That the boundary modification shown on the attached map be approved as part of this transaction.

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 recommendations.

Rebecca A. Humphries
Director

Date Approved

EXHIBIT A

20090172 Furman Parcel

Legal Description

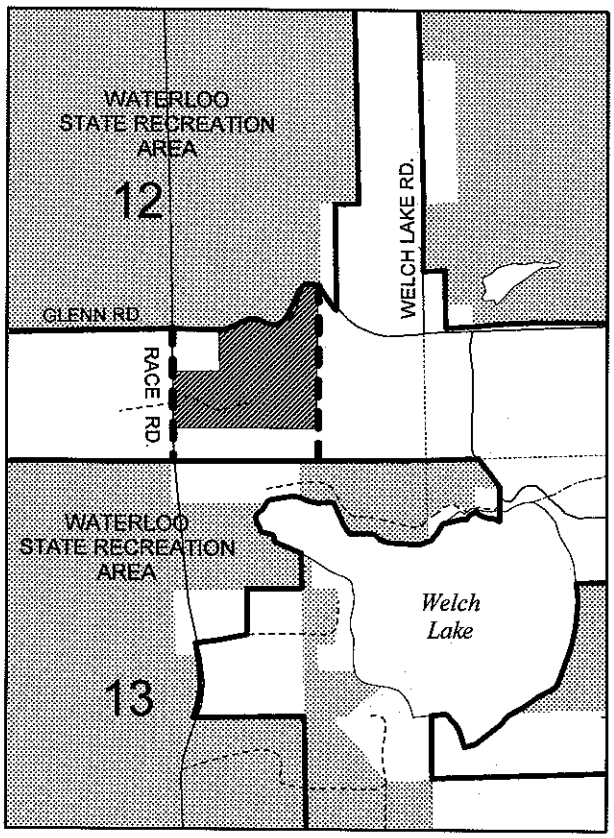
Assessor's Permanent Parcel Number 000-09-12-451-002-00
Beginning 261 feet N of the S ¼ Post of Section 12, Thence continuing N along the N/S ¼ Line and the Center Line of Race road 473.28 feet; thence S 89° 51' 35" E to the E line of the W 100 acres of the SE ¼ of Section 12; thence S 0° 54' 15" E to a point bearing S 89° 51' 35" E 1,653.03 feet from Beginning; thence N 89° 51' 35" W to the Point of Beginning. Containing 19.76 acres, being a part of the SE ¼ of Section 12, T02S, R01E Leoni Township, Jackson County, Michigan.

Assessor's Permanent Parcel Number 000-09-12-400-001-01
Beginning at the S ¼ Post of Section 12; Thence N 0° 48' 02" W 734.28 feet along the N/S ¼ Line to the Point of Beginning of this description, Thence continuing along the N/S ¼ Line 141.75 feet; thence S 88° 44' E 460.98 feet; thence N 0° 48' 02" W 472.44 feet to the Center of Glenn Road; thence along the Center Line of said road S 88° 44' E 56.34 feet; thence Northeasterly along a curve to the left having an I angle of 24° 36' 07", a radius of 343.95 feet, a tangent of 75 feet, an arc of 147.69 feet, and a chord bearing N 78° 02' 57" E 146.56 feet; thence N 65° 45' 20" E 135.36 feet; thence Northeasterly along a curve to the right having an I angle of 43° 03' 50", a radius of 228.11 feet, a tangent of 90 feet, an arc of 171.45 feet, and a chord bearing N 87° 17' 15" E 167.44 feet; thence S 71° 10' 50" E 73.56 feet, thence Northeasterly along a curve to the left having an I angle of 86° 31' 10", a radius of 196.36 feet, a tangent of 184.78 feet, an arch of 296.51 feet, and a chord bearing N 65° 33' 35" E 269.13 feet; thence N 22° 18' E 248.37 feet; thence Northeasterly along a curve to the right having an I angle of 68° 45' 20", a radius of 104.49 feet, a tangent of 71.48 feet, an arc of 125.38 feet, and a chord bearing of N 56° 39' E 118 feet; thence Southeasterly along a curve to the right having an I angle of 57° 15' 43", a radius of 176.28 feet, a tangent of 95.77 feet, an arc of 176.16 feet, and a chord bearing of S 60° 20' 28" E 168.90 feet; thence S 31° 42' 37" E 75.85 feet; thence S 0° 54' 15" E to a point bearing S 89° 51' 35" E from Beginning; thence N 89° 51' 35" W to beginning, containing 19.44 acres, being a part of the SE ¼ of Section 12, T02S, R01E, Leoni Township, Jackson County, Michigan.

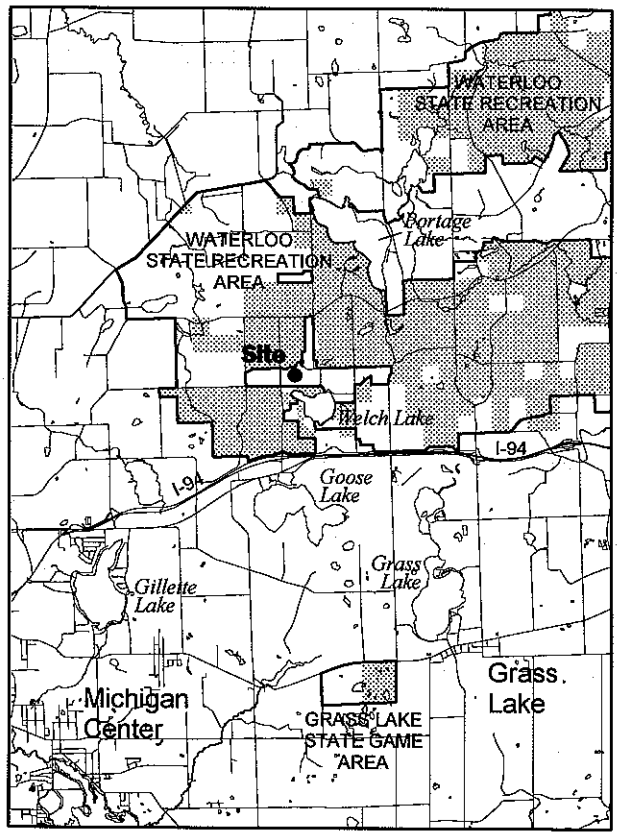
PARKS AND RECREATION LAND ACQUISITION AND BOUNDARY MODIFICATION

Waterloo State Recreation Area - Jackson County

Land Transaction Case #20090172

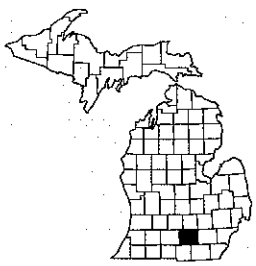


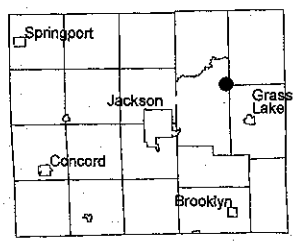
Section 12, T02S, R01E, Leoni Township



Regional Location

- State recreation area and game area boundaries
- Proposed boundary modification
- Land offered to DNR (37.40 acres - $255,000.00)
- State land
- Private land





JACKSON COUNTY

N

DNR-FMFM
Dnrfile2\RAU_Projects\
Commission_Memos\
OLAF\20090172_furman
12-23-09, 4:30 pm