

MINUTE ITEM

10. SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11514, LOS ANGELES LAND DISTRICT, INYO COUNTY, ADRIENNE C. BURKE, NW $\frac{1}{4}$  AND E $\frac{1}{2}$  OF SECTION 36, T. 6 S., R. 36 E., M.D.M. - S.W.O. 7420.

Action was deferred on Calendar Item 6 attached until such time as the procedure for issuance of easements across the land, for the benefit of the Trustees of Deep Springs College, has been established. (See Minute Item 9, page 6448 of these minutes.)

Attachment

Calendar Item 6 (3 pages)

CALENDAR ITEM

6.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11514, LOS ANGELES LAND DISTRICT, INYO COUNTY, ADRIENNE C. BURKE, NW $\frac{1}{4}$  AND E $\frac{1}{2}$  OF SECTION 36, T. 6 S., R. 36 E., M.D.M. - S.W.O. 120.

A deferment of consideration was granted at the May 24, 1960, Commission meeting to allow the State Lands Division to clear title before proceeding with a sale of vacant State school land pursuant to a purchase application filed by Adrienne C. Burke (Minute Item 24, Page 6007).

Pending Commission consideration of the application, a waiver was executed by Adrienne C. Burke, offering to purchase approximately 480 acres of the above school land subject to the following reservations and exceptions:

1. An easement for a power transmission line to the California Electric Power Company (W.O. 3502).
2. A pole-line easement to California Interstate Telephone Company (W.O. 3509).
3. A pipe-line easement and an open-ditch easement for transmission of water to Trustees of Deep Springs, Administrators of Deep Springs College, with right of ingress and egress for purposes of inspection, repair and replacement thereof, etc. (W.O. 3544).
4. Sale in fee of 9.54 acres to Department of Public Works, Division of Highways, for a highway and related maintenance station site (State Highway 63 - W.O. 3543 and S.W.O. 7673, Application No. 11628, Los Angeles Land District).

At its meeting held October 27, 1960, the Commission authorized actions, Items 1, 2, and 4 recited above. Item No. 3 was held in abeyance at the request of the Trustees of Deep Springs due to the fact that counsel to the trustees was out of the State. This item is included in the current agenda for Commission action.

In summary, Items 1, 2, and 4 are presently in the final stage of completion, while approval of Item 3 at this meeting of the Commission will resolve all conflicting interests in these lands, thus permitting the processing of the Adrienne C. Burke purchase application.

The latter application, No. 11514, was received October 5, 1959, with a minimum offer of \$2 per acre, or a total of \$960, and with the required statutory filing fee and expense deposit. A staff appraisal completed in December 1959, shows the land not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre for the 480 acres contained in the parcel. The lands were advertised for sale in February of 1960 with a stipulation that bids must be in excess of \$4,800. No bids were received pursuant to publication. Subsequent deletion of the 9.54 acres reserved for sale to the Department of Public Works, Division of Highways, reduced the area to be sold to 470.46 acres, resulting in an adjusted selling price of \$4,704.60.

CALENDAR ITEM 6. (CONTD.)

All State Agencies considered as having a possible interest in the land have been circularized. No responses indicating an interest were received.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NW $\frac{1}{4}$  AND E $\frac{1}{2}$  OF SECTION 36, T. 6 S., R. 36 E., M.D.M., INYO COUNTY, EXCEPTING THEREFROM PARCELS DESCRIBED IN EXHIBIT "A" ATTACHED AND HEREBY MADE A PART HEREOF, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZED THE SALE OF SAID LANDS TO THE SOLE APPLICANT, ADRIENNE C. BURKE, AT THE APPRAISED CASH PRICE OF \$4,704.60, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, AND SUBJECT ALSO TO THE EASEMENTS DESCRIBED IN THE FOLLOWING:

W.O. 3502 - AN EASEMENT FOR POWER TRANSMISSION LINE TO CALIFORNIA ELECTRIC POWER COMPANY.

W.O. 3509 - A POLE-LINE EASEMENT TO CALIFORNIA INTERSTATE TELEPHONE COMPANY.

W.O. 3544 - EASEMENTS FOR WATER TRANSMISSION FACILITIES TO TRUSTEES OF DEEP SPRINGS.

A PATENT TO THIS PARCEL WILL NOT BE ISSUED UNTIL ALL EASEMENTS REFERRED TO ABOVE HAVE BEEN ISSUED AND THE SPECIFIED SALE TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, HAS BEEN COMPLETED.

Attachment  
Exhibit "A"

EXHIBIT "A"PARCEL NO. 1

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 36, DISTANT N.  $1^{\circ} 06' 45''$  W. 661.74 FEET FROM THE "X" MARKED GRANITE ROCK MARKING THE WEST  $\frac{1}{4}$  SECTION CORNER OF SAID SECTION; THENCE (1) FROM SAID POINT OF BEGINNING ALONG SAID WEST LINE N.  $1^{\circ} 06' 45''$  W., 162.56 FEET; THENCE (2) N.  $36^{\circ} 51'$  E. 1942.06 FEET; THENCE (3) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1950 FEET, AN ARC DISTANCE OF 353.99 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 36; THENCE (4) ALONG SAID NORTH LINE S.  $89^{\circ} 23' 07''$  E., 110.47 FEET; THENCE (5) FROM A TANGENT THAT BEARS S.  $25^{\circ} 06' 12''$  W., ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2050 FEET, AN ARC DISTANCE OF 420.29 FEET TO A POINT DISTANT S.  $53^{\circ} 09'$  E., 100.00 FEET FROM THE NORTHEASTERLY TERMINUS OF COURSE (2); THENCE (6) S.  $36^{\circ} 51'$  W., 2070.22 FEET TO THE POINT OF BEGINNING, CONTAINING 5.479 ACRES MORE OR LESS.

PARCEL NO. 2

BEGINNING AT A POINT ON SAID NORTH LINE DISTANT S.  $89^{\circ} 23' 07''$  E., 900.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36; THENCE (1) FROM SAID POINT OF BEGINNING S.  $1^{\circ} 06' 45''$  E., 690.10 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE, ROAD IX-INY-63-C; THENCE (2) ALONG SAID RIGHT OF WAY LINE, N.  $36^{\circ} 51'$  E., 479.65 FEET; THENCE (3) ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1950 FEET, AN ARC DISTANCE OF 353.99 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 36; THENCE (4) ALONG SAID NORTH LINE N.  $89^{\circ} 23' 07''$  W., 486.58 FEET TO THE POINT OF BEGINNING, CONTAINING 4.060 ACRES MORE OR LESS.