

MINUTE ITEM

18. SELECTION OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10691, LOS ANGELES LAND DISTRICT, KERN COUNTY; BYRON ELMO TAYLOR - S.W.O. 5826.

After consideration of Calendar Item 8 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NE $\frac{1}{4}$ OF SECTION 34, T. 10 N., R. 14 W., S.B.M. (CONTAINING 162.40 ACRES, BY COMPUTATION FROM DATA SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY ACCEPTED DECEMBER 10, 1935), IN KERN COUNTY; AND
2. APPROVES THE SELECTION OF SAID LAND.

Attachment
Calendar Item 8 (1 page)

CALENDAR ITEM

8.

SELECTION OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10691, LOS ANGELES LAND DISTRICT, KERN COUNTY; BYRON ELMO TAYLOR - S.W.O. 5826.

An offer was received from Byron Elmo Taylor of Lancaster, California, to purchase the NE $\frac{1}{4}$ of Section 34, T. 10 N., R. 14 W., S.B.M. (containing 160 acres more or less), in San Diego County, for \$800 (or an average price of \$5 per acre).

THE PROPERTY

Location: The town of Rosamond is thirteen miles southeast.

Access: The Willow Springs-Tehachapi Road, which is paved and is maintained by the county, is located three miles east of the parcel and can be reached by either an unimproved or an improved dirt road, which are passable by conventional vehicle.

Water: There is no visible source of water on the property; however, there are both domestic and commercial wells in the immediate vicinity, which have been drilled to depths of from 250 to 900 feet.

Cover: Vegetative cover consists of a scattered growth of mesquite, desert thorn, and Joshua trees.

Highest Use: The highest and best use of the parcel would be for homesites (subdivision), with agriculture a secondary use.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes its total value at \$26,720 (or an average price of \$167 per acre). One 44-day extension was granted to the applicant within which to deposit the required funds or to undertake an independent appraisal for the purpose of verifying the value established by staff appraisers; he failed to do either within the specified period.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

The State's application to select the land has been accepted by the Bureau of Land Management, and the land was listed (conveyed) to the State on January 25, 1962.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NE $\frac{1}{4}$ OF SECTION 34, T. 10 N., R. 14 W., S.B.M. (CONTAINING 162.40 ACRES, BY COMPUTATION FROM DATA SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY ACCEPTED DECEMBER 10, 1935), IN KERN COUNTY; AND
2. APPROVE THE SELECTION OF SAID LAND.