MINUTE ITEM

24. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10752, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JOHN R. CHASE, JR.- S.W.O. 5942.

After consideration of Calendar Item 1 attached, and upon motion duly made and 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 31, T. 4 N., R. 1 E., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES SUPPLEMENTAL PLAT OF SURVEY APPROVED AUGUST 1, 1916 (CONTAINING 160 ACRES), IN SAN BERNARDINO COUNTY;

2. FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;

3. APPROVES THE SELECTION OF SAID LAND; AND

4. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO JOHN R. CHASE, JR., AT THE APPRAISED PRICE OF $14,960, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment
Calendar Item 1 (2 pages)

CALENDAR ITEM

1.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10752, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JOHN R. CHASE, JR. - S.W.O. 5942.

An offer was received from John R. Chase, Jr. on December 8, 1954, to purchase the NE$\frac{1}{4}$ of Section 31, T. 4 N., R. 1 E., S.B.M., as shown on official United States supplemental plat of survey approved August 1, 1916 (containing 160 acres), in San Bernardino County, for $800 (or an average of $5 per acre).

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the total value of the parcel at $14,960 (or an average of $93.50 per acre), which amount has been deposited by the applicant.

THE PROPERTY

Location: Lucerne Valley is four miles north of the subject property via paved State Route 18 and Meridian Road, a paved county road. Elevation ranges between 3,400 and 3,700 feet.

Access: Access is poor, involving a one-half mile jeep trail to Meridian Road.

Water: There is no surface water on the parcel. Subsurface water potential is not known.

Cover: Joshua tree, salt bush, joint fir, dahlia, yucca and creosote bush.

Highest Use: Desert cabin sites.

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 November 5, 1963.

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 31, T. 4 N., R. 1 E., S.B.M., AS SHOWN ON OFFICIAL UNITED STATES SUPPLEMENTAL PLAT OF SURVEY APPROVED AUGUST 1, 1916 (CONTAINING 160 ACRES), IN SAN BERNARDINO COUNTY;

2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;

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3. APPROVE THE SELECTION OF SAID LAND; AND

4. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO JOHN R. CHASE, JR., AT THE APPRAISED PRICE OF $14,960, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.