

35. SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; STATE DIVISION OF HIGHWAYS, APP. NO. 100, S.W.O. 8219.

After consideration of Calendar Item 25 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89° 54' 43" WEST 698.36 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 1,100 FEET, FROM A TANGENT BEARING NORTH 67° 36' 18" EAST, THROUGH AN ANGLE OF 75° 31' 45", A DISTANCE OF 1,450.05 FEET; THENCE SOUTH 82° 53' 10" WEST 35.00 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS OF 1,400 FEET FROM A TANGENT BEARING NORTH 12° 15' 18" WEST, THROUGH AN ANGLE OF 6° 13' 50", A DISTANCE OF 152.24 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, DISTANT ALONG SAID NORTH LINE NORTH 89° 54' 41" WEST 90.38 FEET FROM A BRASS DISK MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG SAID NORTH LINE SOUTH 89° 54' 41" EAST 90.38 FEET TO SAID NORTHEAST CORNER; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 0° 33' 06" EAST 1,312.07 FEET TO THE POINT OF BEGINNING, CONTAINING 4.97 ACRES, MORE OR LESS,

IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND

2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, AND SUBJECT TO THE PROVISION THAT THE CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID FREEWAY, TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL PRICE OF \$7,082.25, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS.

Attachment

Calendar Item 25 (3 pages)

25.

SALE OF VACANT STATE SCHOOL LAND, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; STATE DIVISION OF HIGHWAYS, APP. NO. 100, S.W.O. 8219.

On April 11, 1966, an offer was received from the State Department of Public Works, Division of Highways, to purchase that portion of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 11, T. 9 N., R. 2 W., San Bernardino Base and meridian, in the County of San Bernardino, State of California, described as follows:

BEGINNING at a 2-inch iron pipe marking the Southeast corner of the Northwest Quarter of said Section 11; thence along the South line of said Northwest Quarter, North 89° 54' 43" West 698.36 feet; thence along a non-tangent curve concave Northwesterly with a radius of 1,100 feet, from a tangent bearing North 67° 36' 18" East, through an angle of 75° 31' 45", a distance of 1,450.05 feet; thence South 82° 53' 10" West 35.00 feet; thence along a non-tangent curve concave Westerly with a radius of 1,400 feet from a tangent bearing North 12° 15' 18" West, through an angle of 6° 13' 50", a distance of 152.24 feet to a point on the North line of said Southeast Quarter of the Northwest Quarter of Section 11, distant along said North line North 89° 54' 41" West 90.38 feet from a brass disk marking the Northeast corner of said Southeast Quarter of the Northwest Quarter of Section 11; thence along said North line South 89° 54' 41" East 90.38 feet to said Northeast corner; thence along the East line of said Southeast Quarter of the Northwest Quarter, South 0° 33' 06" East 1,312.07 feet to the POINT OF BEGINNING, containing 4.97 acres, more or less.

The applicant offered in writing the amount of \$1,250.00 per acre for 4.97 acres, for a total of \$6,213.00.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes the value at \$1,425.00 per acre (\$7,082.25 total) for the parcel.

The Division of Highways amended its offer in writing, concurring with the appraised value of the subject parcel.

The Division of Highways advises that the parcel is required as a part of the freeway project which provides an entrance ramp leading from a main thoroughfare on the westerly side of the City of Barstow to the existing freeway (State Route No. 66 - Interstate Highway No. 40), adjacent on the south to the State-owned parcel described as the Southeast Quarter of the Northwest Quarter of said Section 11. The 4.97-acre parcel proposed for purchase is situated entirely on the easterly edge of the 40-acre State parcel (as shown on Exhibit "A" attached), and, as a result, no damage or severance is created as to the remainder. By reason of this being a freeway acquisition, the Division of Highways requires the release of all abutter's access rights, which have been

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duly considered in arriving at the final appraised value for the purpose of the sale.

THE PROPERTY

Location: Parcel is situated on the westerly side of the City of Barstow. (See Exhibit "B" attached)

Access: Dirt road access from north and west.

Water: No surface water. City water mains are located less than one-quarter mile north of north line of the parcel.

Terrain: Level to gently sloping.

Elevation: Low of 2,240 feet to a high of 2,280 feet.

Cover: Scattered desert vegetative growth typical to area.

Highest and Best Use: Limited commercial or desert-type homesite.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST, SAN BERNARDINO EASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND

CALENDAR ITEM 25. (CONTD.)

2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, AND SUBJECT TO THE PROVISION THAT THE CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID FREEWAY, TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL PRICE OF \$7,082.25, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS.