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1126178 CALENDAR ITEM

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Bjornsen

SALE OF A PERPETUAL ROAD EASEMENT
OVER VACANT SCHOOL LAND; MONO COUNTY

On July 29, 1977 the County of Mono filed an application to purchase State land embracing a strip of school land 100 feet in width and 3,224.17 feet in length, more or less, across the NE $\frac{1}{4}$ of Section 36, T4N, R25E, M.D.M., containing 7.4 acres, more or less, in Mono County. The said strip of school land comprises a portion of the Right-of-Way for the Bodie Road, a Federal-Aid Secondary Project, Road W 674, between U.S. Highway 395 and Bodie.

The County of Mono submitted an offer of \$100 per acre for the 7.4 acre parcel of land and a total offer in the amount of \$740. Said offer was based upon a market value appraisal by an appraiser on the County Assessor's staff.

Commission's Staff has reviewed the aforementioned appraisal of the subject school land, as of September 22, 1977, and concurred in the estimate of market value. A Staff review shows that the land is not suitable for cultivation without artificial irrigation.

OTHER PERTINENT INFORMATION:

1. At its regular meeting on June 30, 1977, the Commission authorized the issuance to the County of Mono of a General Lease - Right-of-Entry commencing July 1, 1977 with termination in 1 year and 4 months on October 31, 1978, or earlier termination upon Commission authorization and award of sale to the permittee. The General Lease - Right-of-Entry issued was assigned Lease PRC 5313.2.
2. The subject application to purchase State land was filed by the County of Mono in accordance with the above-described authorization of the Commission.
3. The rental consideration due and payable to the State upon the Commission's authorization and award of this sale of 7.4 acres, more or less, of school land to the County of Mono is \$100, in accordance with said Lease PRC 5313.2.

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4. There have been no nominations to this parcel and from available information to State Lands Commission Staff, there is no information available that would cause this parcel to be made part of the significant lands report.
5. In compliance with Section 6373 of the Public Resources Code, the general plan of use for such land to be transferred has been circulated by the State Office of Planning and Research under SCH No. 77101179, for the State's review and comments. No comments were received.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THERE HAVE BEEN NO NOMINATIONS TO THIS PARCEL AND FROM AVAILABLE INFORMATION TO STATE LANDS STAFF, THERE IS NO INFORMATION AVAILABLE THAT WOULD CAUSE THIS PARCEL TO BE MADE PART OF THE SIGNIFICANT LANDS REPORT.
2. DETERMINE THAT THE NECESSARY CEOA REQUIREMENTS, RELATIVE TO THIS TRANSACTION, WERE MADE BY THE COMMISSION AT ITS JUNE 30, 1977 MEETING, MINUTE ITEM C7.
3. FIND THAT THE SCHOOL LAND DESCRIBED IN EXHIBIT "A" HEREWITH, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
4. AUTHORIZE THE SALE OF A PERPETUAL EASEMENT FOR ROAD PURPOSES TO THE COUNTY OF MONO OF THE SCHOOL LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, EXCEPTING ALL MINERALS AND GEOTHERMAL RESOURCES FOR CASH AT THE TOTAL APPRAISED VALUE OF \$740 WITHOUT ADVERTISING.
5. AUTHORIZE ACCEPTANCE OF AN INTERIM RENTAL IN THE AMOUNT OF \$100 FROM THE COUNTY OF MONO IN ACCORDANCE WITH PROVISIONS OF LEASE PRC 5313.2.
6. APPROVE THE GENERAL PLAN FOR USE OF THE LANDS AND AUTHORIZE TRANSMITTAL OF SAID REPORT TO THE LEGISLATURE PURSUANT TO PRC 6373.

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7. AUTHORIZE THE TERMINATION OF LEASE PRC 5313.2 EFFECTIVE UPON COMMISSION AUTHORIZATION AND AWARD OF SALE OF THE PERPETUAL EASEMENT DESCRIBED IN EXHIBIT "A" HEREWITH.

Attachment: Exhibit "A"

EXHIBIT "A"

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All that portion of land lying 50 feet on each side of the following described centerline:

BEGINNING at a point on the north line of the NE 1/4 of Section 36, T4N, R25E, 1924, said point being the intersection of the centerline (Sta. 97+16.45 P.O.C.) of the Bodie Road, F.A.S. W674 (1), and the north line of said NE 1/4, said point being further described as lying 2536.98 feet west of a wooden post accepted as the northeast corner of said Section 36; thence from a tangent line bearing S 20° 48' 05" E, along a tangent curve to the left, with a radius of 2000 feet, through a central angle of 50° 55' 40", an arc distance of 32.49 feet; thence S 21° 43' 45" E, 723.83 feet; thence along a tangent curve to the left, with a radius of 550 feet, through a central angle of 51° 08' 15", an arc distance of 490.88 feet; thence S 72° 52' 00" E, 182.14 feet; thence along a tangent curve to the left, with a radius of 600 feet, through a central angle of 21° 28' 45", an arc distance of 224.93 feet; thence N 85° 39' 15" E, 182.30 feet; thence along a tangent curve to the right, with a radius of 1000 feet, through a central angle of 15° 56' 30", an arc distance of 278.23 feet; thence S 78° 24' 15" E, 430.94 feet; thence along a tangent curve to the right with a radius of 200 feet, through a central angle of 34° 36' 45", an arc distance of 120.82 feet; thence S 43° 47' 30" E, 102.62 feet; thence along a tangent curve to the left, with a radius of 150 feet, through a central angle of 44° 39' 00", an arc distance 116.89 feet; thence S 88° 26' 30" E, 334.20 feet; thence along a tangent curve to the right, with a radius of 400 feet, through a central angle of 0° 33' 31", an arc distance of 3.90 feet to a point (Sta. 129+38.61 P.O.C.) on the east line of said NE 1/4, the tangent of the curve bearing S 87° 52' 59" E, through said point, said point being further described as lying N 0° 35' 40" E, 1225.47 feet from a rock mound accepted as the southeast corner of said NE 1/4.

The sidelines of the described strip are to be lengthened or shortened to terminate in the north and east lines of said NE 1/4.

Containing 7.4 acres.

The basis of bearing for this description is the tangent line between Sta. 97+48.84 E.C. and Sta. 104+72.67 B.C. as shown on the road plans for F.A.S. W674 (1), Bodie Road, on file at the Mono County Road Department, the bearing being S 21° 43' 45" E.

END OF DESCRIPTION

Prepared Frank T. Carver Checked J.R. [Signature]
Reviewed [Signature] Date 12/6/77