MINUTE ITEM

This Calendar Item No. 24 was approved as Minute Item No. 24 by the State Lands Commission by a vote of 3 to 0 at its 12/17/81 meeting.

CALENDAR ITEM

24

12/17/81
G 04-01
Grimes
Allen

ACCEPTANCE OF LAND DONATION
CITY OF ARCATA, HUMBOLDT COUNTY

Murrish and Associates of Eureka as agent for Wendell Wyatt - trustee for George Steven Van Vleet, et al. has approached the staff, offering to donate to the State 31± acres at Arcata, Humboldt County.

The property, an old mill site, is irregular in shape, having access to South G, H and I Streets in Arcata. South G Street is old Highway 101. Significant portions (approximately 40 percent) of the property was in log ponds which have been identified as important wildlife habitat by the Department of Fish and Game and the Coastal Commission.

The Coastal Conservancy's Arcata Marsh restorations project is immediately west across I Street from the parcel.

The property was appraised August 31, 1981 by an independent appraiser, who has an MAI designation, at $225,000. Neither the staff of the Commission nor the Attorney General has made a full appraisal of the property, but it is felt that this value is reasonable.

The property consists of Humboldt County Assessor's parcels 503-241-01, 503-241-05, 503-241-06 and 503-241-16 and is more particularly described in Exhibit "B" hereto. Title stems from swamp and overflow patents, although Butcher Slough which may have been natural and tidal, runs along the easterly boundary of the parcel.

The staff has no recommended plan for the parcel, but the donor, because of tax reasons, wants to gift the property before December 31, 1981.

AB 884: N/A.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT IT WOULD BE IN THE BEST INTERESTS OF THE STATE TO ACCEPT A DONATION OF THE 31± ACRE PARCEL OF LAND DESCRIBED IN EXHIBIT "B" HERETO.

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2. AUTHORIZE ACCEPTANCE ON BEHALF OF THE STATE OF THE LAND DESCRIBED IN EXHIBIT "B" HERETO, TO BE HELD SUBJECT TO THE TRUST CONDITIONS IMPOSED ON SOVEREIGN TIDE AND SUBMERGED LAND.

3. AUTHORIZE THE STAFF AND OR THE ATTORNEY GENERAL TO TAKE ALL STEPS NECESSARY TO COMPLETE THE DONATION TRANSACTION.

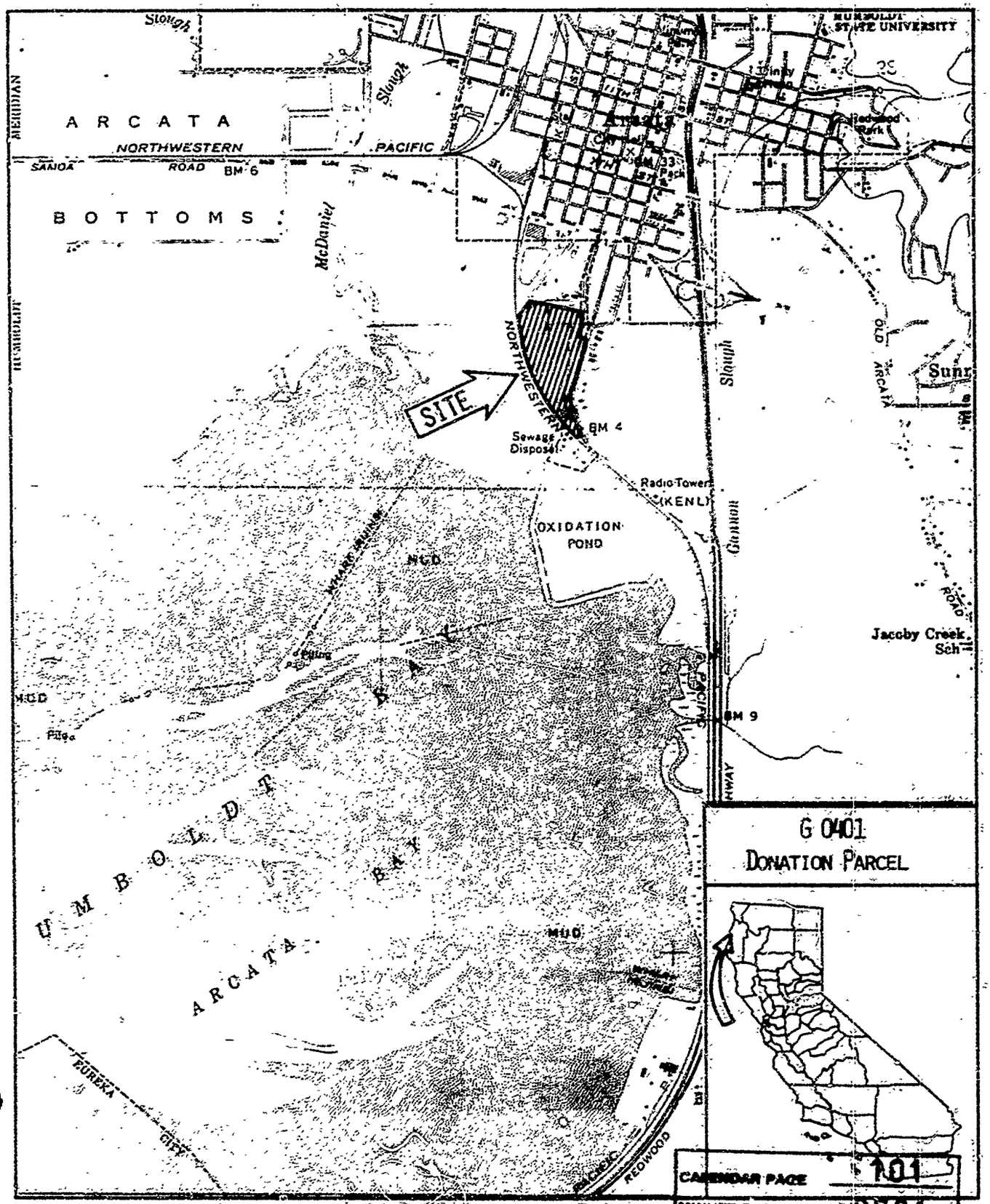

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EXHIBIT A

LAND DESCRIPTION

BEGINNING in the center of Butcher Slough at a point which is distant 300 feet north from the quarter section line forming the south line of the northeast quarter of Section 32, Township 6 North, Range 1 East, Humboldt Meridian;

thence parallel to said quarter section line north 89 degrees 59 minutes west 803.8 feet, more or less, to the east line of the railroad right of way of the Arcata and Mad River Railroad Company as defined in deed from Elias Sharp dated January 6, 1876 and recorded in the office of the County Recorder of Humboldt County in Book "W" of Deeds, Page 578;

thence south 23 degrees 45 minutes west 35.6 feet to the north point of a parcel of land conveyed by William M. Campbell to California and Northern Railway Company by deed dated November 1, 1901 and recorded in said Recorder's Office in Book 77 of Deeds, Page 75;

thence along the easterly line of said parcel south 13 degrees 39 minutes west 275.7 feet, more or less, to the southeast corner of said parcel, which corner is situated on the above mentioned quarter section line;

thence south 89 degrees 59 minutes east on the quarter section line to the east line of the railroad right of way conveyed by R. W. Bull and wife to R. H. Emmerson and wife by deed recorded in the office of the County Recorder of Humboldt County, California in Book 5 of Official Records, Page 110;

thence following said east line south 11 degrees 33 minutes west 94.7 feet to the intersection of said east line with the east line of the right of way of the Northwestern Pacific Railroad Company;

thence southerly following the easterly line of the railroad right of way to a point, this point is on a prolongation easterly of the southerly line of the existing sewage disposal plant sludge beds, and is on the north line of the road leading to the Arcata Sewage Disposal Plant;

thence north 57 degrees 40¼ minutes east along the said prolongation and the north line of said road 34.58 feet to the west line of Highway 101;

thence northerly along the highway following the curve thereof, 154.44 feet to the end of the curve;

thence north 15 degrees 27 minutes west along the highway 484.72 feet;

thence north 0 degrees 12 minutes east along the highway 231.9 feet;

EXHIBIT B

thence north 15 degrees 50 minutes east 890.13 feet along the highway to its intersection with the eastern terminus of the curve in the south end of the south line of the extension of "H" Street in the City of Arcata, as said extension was conveyed to the County of Humboldt by deed recorded September 22, 1934 in Book 216 of Deeds, Page 159, Humboldt County Records;

thence still along said line of "H" Street extension in a northerly direction to a point that is distant 300 feet northerly along said street from the quarter section line first above mentioned;

thence parallel with said quarter section line to the middle of Butcher Slough in a westerly direction; and

thence northerly on same to the point of beginning.

ALSO, the right for an electric power line of poles and wires extending from the north line of the above described land north across the next 300 foot strip; and

thence northeasterly on a line as near as practicable to the west line of the Axel Anderson Tract of land to a connection with power lines in "X" Street near Fourth Street in Arcata, being the same right granted to R. H. Emmerson and wife dated June 18, 1946 and recorded in the Recorder's Office of Humboldt County, California on February 13, 1947.

ALSO, the right of way to construct, maintain and use a single track railroad spur to connect between the Northwestern Pacific Railroad Company's main line south of Arcata and the land of grantors situated in the southeast corner of the southeast quarter of the northwest quarter of said Section 32, along the route set forth in the deed for same executed by Ralph W. Bull and wife to R. H. Emmerson and wife recorded February 13, 1947 in Book 5 of Official Records, Page 110, Humboldt County Records.

ALS all rights incidental to the use thereof and any and all other rights granted by said deed.

That portion of the southeast quarter of the northwest quarter of Section 32, Township 6 North, Range 1 East, Humboldt Meridian described as follows:

BEGINNING at a point 303 feet west of the quarter section corner in the center of said Section 32;

thence north 13 degrees 30 minutes east 277 feet to a point distant 15 feet from and on the east side of the centerline of Arcata & Mad River Railroad as it existed on November 1, 1901;

thence following a line parallel to and distant 15 feet from the center of said Arcata & Mad River Railroad south 31 degrees 25 minutes west 316.5 feet to a line running east and west through the center of said Section 32;

thence east 106 feet to the point of beginning.

EXCEPTING therefrom any portion thereof which lies westerly of the easterly line of a strip of land 66 feet wide, lying 33 feet on each side of the centerline of the main track of the Northwestern Pacific Railroad Company.

That portion of the northeast quarter of the southwest quarter of Section 32, Township 6 North, Range 1 East, Humboldt Meridian, described as follows:

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BEGINNING at the quarter section corner in the center of said Section 32;

thence along the quarter section line running east and west through the center of said section north 89 degrees 59 minutes west 295.3 feet to the east line of the railroad right of way conveyed by Ralph W. Bull and wife to R. H. Emmerson and wife by deed recorded February 13, 1947 in Book 5 of Official Records, Page 110, Recorder's file No. 1450, Humboldt County Records, and the true point of beginning of the parcel of land to be here described;

thence following said east line south 11 degrees 33 minutes west 94.7 feet to the intersection of said east line with the easterly line of the right of way of Northwestern Pacific Railroad Company;

thence northerly along said easterly line to the north line of the northeast quarter of the southwest quarter of said Section 32;

thence along said north line south 89 degrees 59 minutes east to the true point of beginning.

EXHIBIT B

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