## MINUTE ITEM

13. APPLICATION BY THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, TO ACQuIRE IN FEE A RIGHT-OF-WAY AND A RELATED MAINTENANCE STATION SITE LOCATED ON STATE SCHOOL LANDS, NW $\frac{2}{4}$ OF SECTION 36 , T. 6 S., R. 36 E., M.D.B.\& M., INYO COUNTY - W.O. 3543 , S.W.O. 7673.

After consideration of Calendar Item 7 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION FINDS THAT THE PORTIONS, AS SET OUT BELOW, OF SECTION 36, T. 6 S., R. 36 E., M.D.B.\& Mo, INYO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZES THE SALE, SUBJECT TO ANY STATUTORY OR CONSTITUMIONAL RESERVATIONS INCLUDING MINERALS, TO THE DEPARINENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR \$312,44 CASH:

## RIGHT-OF-WAY

 N. $1^{\circ} 06^{\prime} 45^{\prime \prime}$ W. 661.74 FEET FROM THE "X" MAAKKibi GRANTITE ROCK MARKING THE WEST $\frac{1}{4}$ SECTION CORNER OF SAID SECTION; THENCE ( 1 ) FROM SAID POINT OF BEGHNNING ALONG SAID WEST IINE N. $1^{\circ} 06^{\circ} 45^{\prime \prime} \mathrm{W} .$, 162.56 FEET; THE.CE (2) N. $36^{\circ} 51^{\prime}$ E. 1942.06 FEET; THENCE (3) along a curve to the lefi with a badius of 1950 Hebic, An arc distance of 353.99 Feet to the initrsection wive the nopit lite of SAID SECTION 36; THENCE (4) ATONG SAID NORTH ITNE S. $89^{\circ} 23^{\circ} 07^{\prime \prime} \mathrm{E}$., 110.47 FEET; "HENCE (5) FROM A TANGENT THAF BEAFS S. $25^{\circ} 06^{\circ} 12^{\prime \prime} \mathrm{W} .$, along a curve to the right witi a radius of 2050 feet, an arc disTIANCE OF 420.29 FEET TO A POINT DISTANT S. $53^{\circ} 09^{\prime} \mathrm{E} ., 100.00$ FEET FROM THE NORTHEASTERLY TERMINUS OF COURSE (2); THENCE (6) S. $36^{\circ}$ $51^{1} \mathrm{~W} ., 2070.22$ hiex to the potnm of begning, contaming 5.479 ACRES, MORE OR LESS.

## MATNITNANCE YARD

beginning at a poini on said norit inne pistanl s. $89^{\circ} 23^{\circ} 07^{\prime \prime}$ E., 900.00 FEET FROM THE NORTHVEST CORNER OF SAID SECTION 36; THENCE (1) FROM SAD POINT OF BEGIMNING S. $1^{\circ} 06145^{\prime \prime}$ E., 690.10 feet to THE INIERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE, ROAD IX-INYO-63-C; THEYCE (2) ALONG SAID RIGHT OF WAY IINE, N. $36^{\circ} 51^{\prime}$ E., 479.65 FEET; THENCE (3) ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1950 FEET, AN ARC DISTANCE OF 353.99 FEET TO THE INIERSECTION WITH THE NORTH IINE OF SAID SECTION 36; THENCE (4) ALONG SAID NORTH LINE N. $89^{\circ} 23^{\prime} 07^{\prime \prime}$ W., 486.58 FEET TO THE POINT OF beginning, Convaining 4.060 Aures; yote or iess.

Attachment
Calendar Item 7 (2 pages)

## Calendar item

7. 

APPLICATION BY THE DEPARTMENT OF PUBLIC WORKS, DIUIISION OF HIGHWAYS, TO ACQUIRE IN FEE A RIGHT-OF-WAY AND A RELATED MAINTENANCE STATION SITE LOCAIED ON STATE SCHOOL LAADS, NW $\frac{1}{4}$ OF SECTION 36, T. 6 S., R. 36 E., M.D.B.\& M., INYO COUNIY - W.O. 3543, S.W.O. 7673.

Axticle 6, Section 6, of the California Constitution, authorized and directed the State Department of Engineering, now the Department of Public Works, to lay out and construct a State highway from Big Pine to Oasis (now Route 63). Pursuant to this directive, the Department in 1919 laid out a State highway, now known as State Highway IX-Inyo-63-C, portions of which traverse the NW $\frac{1}{4}$ of Section 36, T. 6 S., R. 36 E., M.D.B.\& M., containing 5.479 acres.

Prior to its adoption as a State highway, this highway was in the County Highway System of Inyo County. Thereafter, by Statutes of 1931, Chapter 82, subsection (f), as amended by Statutes of 1933, Chapter 106, subsection (f), the Department was directed to lay out an construct a state highway from Big Pine to the Nevada State Line via 0asis. In accord with this authority and in order to maintain said State Highway Route 63, the Department in 1935 established for State highway' purposes a maintenance yard on a portion of said NWh of Section 36, containing 4.060 acres.

State Highway Route 63 and said State Highway maintenance station are now dedicated to a public use and have been so used since their establishment and are necessary to provide iransportation facilities for the people of the State of California.

It appears that the best interest of the state will be served by permitting outright sale of these 9.54 acres for $\$ 312.44$ to the Department of Public Works, Division of Highways, based on appraisals as hereafter detailed:

$$
\begin{array}{lrr}
5.479 \text { (highway right-of-way) } & \$ 20.00 \text { per acre } & \$ 109.58 \text { Total } \\
4.060 \text { (maintenance station site) } & 50.00 \text { per acre } & 203.00 \text { Total }
\end{array}
$$

The above totals establish an average of $\$ 32.75$ per acre for 9.54 acres, for a totall value of $\$ 312.44$.

The following are extracts from the appraisal reports relating to the values of these specific lands: The $N W \begin{aligned} & \frac{1}{4} \\ & \text { and } \\ & \mathrm{E} \\ & \frac{1}{2}\end{aligned}$ of Section 36 , T. 6 S., R. $36 \mathrm{E} .$, M.D.M., was appraised initially at an average of $\$ 10$ per acre when it was believed thet the north section line did not encompass all of the Division of Highways improvements. At the time of the initial appraisel, the highest and bes' use of this land was designated as grazing. The two specific parcels to be sold under Application No. 11628 (Divison of Highways) have deflatte uses. One is a right-of-way for state Highray 63; the other is a site for Division of Righways maintenance station. The latter already has improvements in the form of a chain-link fence, four or five buildings, and necessary facilities. The estimated replacement costs of these buildings is $\$ 15,000$ to $\$ 20,000$. Therefore, the reappraisal

## CALENDAR ITEM 7. (CONTD.)

of these two specific parcels within the $N W \frac{1}{4}$ of section 36 must reflect a site value with an established use rather than raw land which could best be utilized for grazing purposes.

These parcels are within the area contained in Application to Purchase No. 11514 submitted by Adrienne C. Burke. The prospective buyer of the remainder of the subject section has executed a waiver in favor of the Department of Public Works, Division of Highways, for any priority rights accorded by earlier filing.

No application fee is necessary.
IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE PORTIONS, AS SET OUT BELOW, OF SECTION $36, \mathrm{~T} .6 \mathrm{~S} ., \mathrm{R} .36 \mathrm{E} ., \mathrm{M} . \mathrm{D} . \mathrm{B} . \& \mathrm{M} .$, INYO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZE THE SALE, SUBJECT TO ANY STKIUTIORY OR CONSTITUTIONAL RESERVATIONS INCLUDING MMIGRALS, TO THE DEPARTNENT OF PUBLTC WORKS, DIVISION OF HTGHWAYS; FOR \$312. 44 CASH:

## RIGHT-OF-WAY

BEGINNING AP A POTAT ON THE WEST LINE OF SATD SECTION 36, DISTANT N. $1^{\circ} 06^{\prime} 45^{\prime \prime} \mathrm{W}: 661.74$ FEET FROM THE "X" MARKED GRANTME ROCK MARKING THE WEST $\frac{1}{4}$ SECTION CORNER OF SAID SECTION; THENCE (I) FROM SAID FOINI OF BEGINNING ALONG SAID WEST IINE N. $1^{\circ} 06^{\prime} 45^{\prime \prime} \mathrm{F} ., 162.56$ FEEP ; THENCE (2) N. $36^{\circ} 51^{\prime}$ E. 1942.06 FEET; THENCE (3) ALONG A CURVE TO THE LEFT WINH A RADIUS OF 1950 FEET, AN ARC DISTANCE OF 353.99 FEEI TO THE INIERSECTION WITH THE NORTH LTNE OF SAID SECTION 36 ; THENCE (4) ALONG SAID NORTH LINE $5.89^{\circ} 23^{\prime} 07^{\prime \prime}$ E., 710.47 HEET; THENCE (5) FROM A TANGENT THAT BEARS S. $25^{\circ} 06^{\prime} 12^{\prime \prime} \% .$, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2050 FEFT, AN ARC DISTANCE OF 420.29 FEET TO A FOINT DISTANI S. $53^{\circ} 09^{\prime}$ E., 100.00 FEES FROM THE NORTHEASTERLY TERMINUS OF COURSE (2); ZHERCE (6) S. $36^{\circ} 51^{\prime} \mathrm{W} ., 2070.22$ FHEP TO THE POINI OF BEGINNING, CONLAINING 5:479 ACRES, NORE OR LESS.

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