

I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN
2015 (FIRST) Regular Session

Bill No. 180-33 (over)

Introduced by:

T.C. Ada 

**AN ACT TO TITLE
LOT 5138-2-R3 NEW-1-1, IPAO-TUMON,
MUNICIPALITY OF DEDEDO
IN THE NAME OF THE CHAMORRO LAND
TRUST COMMISSION AND TO AUTHORIZE
THE COMMERCIAL LEASING OF SAID
LOT.**

2015 SEP 16 PM 4:11


1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan*
3 finds that Lot No. 5138-2-R3 NEW-1-1, Ipao-Tumon, Municipality of Dededo has
4 been in neglect, uncleaned, unkempt and abandoned for over 20 years. *I*
5 *Liheslaturan Guåhan* furthermore recognizes that Lot No. 5138-2-R3 NEW-1-1,
6 Ipao-Tumon, Municipality of Dededo is not suitable for Chamorro Land Trust
7 Commission agricultural or residential development, but rather more efficiently
8 used “**commercially**” because of its prime frontage location in a prime
9 predominantly commercial area.

10 *I Liheslaturan Guåhan* further finds that Lot 5138-2-R3 NEW -1-1, Ipao-
11 Tumon, Municipality of Dededo came under the jurisdiction of the Chamorro Land
12 Trust Commission by operation of law, an expired or cancelled lease and by
13 Section 75104 (a) and Section 75105 (a) of Chapter 75 Title 21.

14

1 *I Liheslaturan Guåhan* intends to grant a certificate of title for Lot No. 5138-
2 2-R3 NEW-1-1, Ipao-Tumon, Municipality of Dededo to the Chamorro Land Trust
3 Commission. This lot is intended for commercial leasing to be managed by the
4 Guam Economic Development Authority as a more productive and profitable asset
5 for the Beneficiaries of the Trust.

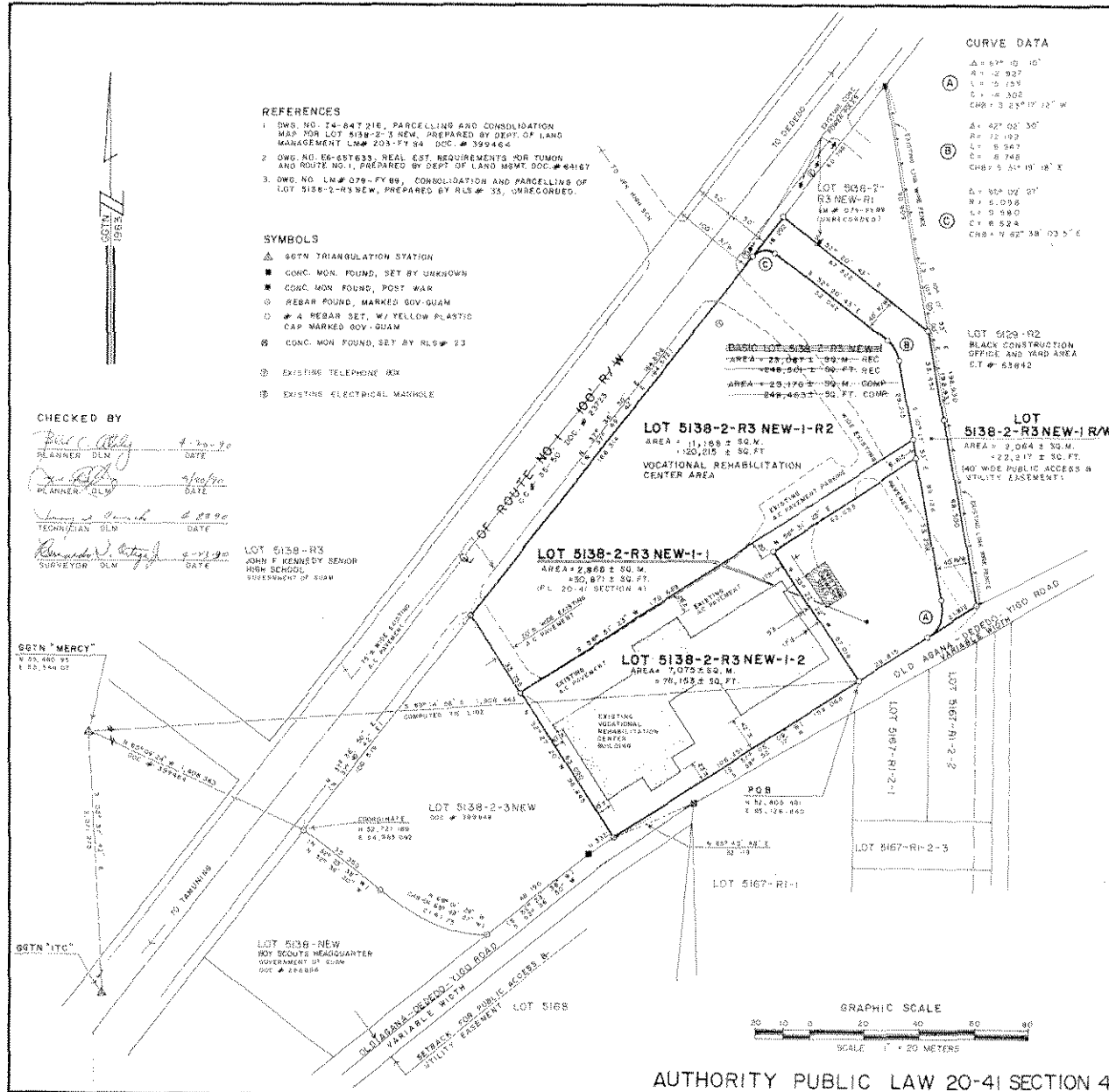
6 **Section 2. Issuance of Certificate of Title.** The Department of Land
7 Management is hereby directed to issue a certificate of title for Lot No. 5138-2-R3
8 NEW-1-1, Ipao-Tumon, Municipality of Dededo containing an area of 2,868±
9 square meters as shown on Department of Land Management Map No. 314-FY 89
10 attached as Exhibit A to the Chamorro Land Trust Commission. This lot is to be
11 added into the Chamorro Land Trust Commission Lands Inventory for commercial
12 leasing.

13 **Section 3. Exemption.** Pursuant to § 2107 of Title 2, Guam Code
14 Annotated, and the Standing Rules of *I Mina' Trentai Tres Na Liheslaturan*
15 *Guåhan* relative to the appraisals of land *shall not* apply to this Act.

16 **Section 4. Effective Date.** This act *shall* take effect upon enactment.

17 **Section 5.** If any provision of this law or its application to any person or
18 circumstance is found to be invalid or contrary to law, such invalidity *shall not*
19 affect other provisions or applications of this law, which can be given effect
20 without the invalid provisions or application and to this end the provisions of this
21 act are severable.

6951



- REFERENCES**
- DWG. NO. 14-847-216, PARCELLING AND CONSOLIDATION MAP FOR LOT 5138-2-3 NEW, PREPARED BY DEPT. OF LAND MANAGEMENT L.M.# 203-FY 84 DEC.# 399464
 - DWG. NO. 16-651-633, REAL EST. REQUIREMENTS FOR TUMON AND ROUTE NO. 1, PREPARED BY DEPT. OF LAND MGMT. DEC.# 64167
 - DWG. NO. L.M.# 079-FY 89, CONSOLIDATION AND PARCELLING OF LOT 5138-2-R3 NEW, PREPARED BY RLS.# 33, UNRECORDED.

- SYMBOLS**
- ▲ GGN TRIANGULATION STATION
 - CONC. MON. FOUND., SET BY UNKNOWN
 - CONC. MON. FOUND., POST WAR
 - REBAR FOUND, MARKED GOV. GUAM
 - REBAR SET, W/ YELLOW PLASTIC CAP MARKED GOV. GUAM
 - CONC. MON. FOUND., SET BY RLS.# 23
 - ⊙ EXISTING TELEPHONE BOX
 - ⊕ EXISTING ELECTRICAL MANHOLE

CHECKED BY

Barry C. Atty 4/20/90
PLANNER DLM DATE

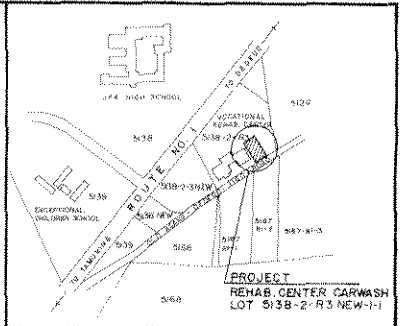
John F. Kennedy 6/29/90
TECHNICAL DLM DATE

Richard V. Atty 6/29/90
SURVEYOR DLM DATE

LOT 5138-R3
JOHN F. KENNEDY SENIOR
HIGH SCHOOL
SUPERVISOR OF SGM

CURVE DATA

(A)	Δ = 67° 10' 40"
	R = 12.927
	L = 0.153
	C = 18.302
	CHB = 3.25° 17' 12" W
(B)	Δ = 427° 02' 30"
	R = 12.193
	L = 0.542
	C = 6.748
	CHB = 5.41° 19' 18" E
(C)	Δ = 104° 02' 07"
	R = 5.036
	L = 0.580
	C = 8.524
	CHB = 4.92° 38' 03.5" E



NOTES

- SURVEY WAS BASED ON FOUND CORNERS AS SHOWN
- ALL DISTANCES ARE IN METERS, UNLESS OTHERWISE NOTED
- BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD DATA ALL OTHERS ARE CALC.

CERTIFICATIONS

I, RICARDO B. CANO, HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT MEETS ALL THE REQUIREMENTS OF CHAPTER 3, TITLE XV OF THE GOVERNMENT CODE OF GUAM AND REGULATIONS THEREUNDER.

John F. Kennedy 6/29/90
TERRITORIAL SURVEYOR DATE

APPROVAL PURSUANT TO PUBLIC LAW 4-124, TITLE 19, SUBSECTION CODE OF GUAM

Felix Obregon 6/29/90
TERRITORIAL PLANNER DATE

APPROVED
[Signature]
DIR, DEPT. OF LAND MANAGEMENT DATE

SURVEY DATA		ABSTRACT OF TITLE	
SUBJECT BY	DATE	BASIC LOT	
203-FY 84	MAY 1989	5138	
REGISTERED BY / DATE		DATE OF TITLE	JAN 17, 1920
FIELD BY	1920/1929	REGISTERED ON	G.C.# 3001
REGISTERED BY	1929	IN NAME OF	UNITED STATES OF AMERICA
CHECKED BY	APRIL 1980		

PARCELLING SURVEY MAP OF
LOT 5138-2-R3 NEW-1
PROPOSED CARWASH SITE FOR VOCATIONAL REHAB CENTER
1940-TUMON, MUNICIPALITY OF DEDEO
LS 13 SEC. 1

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT
LAND SURVEY DIVISION

SCALE	1" = 20 METERS	DRAWING NUMBER	
SHEET	1 OF 1	LAND MANAGEMENT	
		314-FY 89 14-89T 336	