

Saipan Homestead Deeds Ready

SAIPAN (MNS) — Trust Territory Deputy High Commissioner Peter T. Coleman has announced that some 209 quitclaim deeds delayed for more than two years to agricultural homesteaders on Saipan, will be issued from the district land management office in Susupe beginning Friday.

The land descriptions in about 15 of these deeds are based on field surveys and mapping.

These are part of a contract signed in January with a private surveying firm to provide all homesteaders with accurate land descriptions.

The remaining land descriptions, about 194, are based on provisional descriptions of "questionable accuracy" and are subject to survey in the certificates of compliance, Coleman said. It is anticipated that all homestead

lands will be surveyed and mapped by next January.

The Deputy HiCom cautioned homesteaders that the descriptions of their lands in the deeds may not exactly cover the same lands developed by them. What a homesteader actually will receive is limited to the land described in the deed, subject to modification upon survey in the case of provisional descriptions and to the interest if any, the

government now owns in that land.

Some lands will encroach upon those of others, it was noted, and some parts of each parcel may be subject to existing and future roads, rights of way and easements for public use.

To resolve encroachment problems, Coleman said attempts will be made to modify boundaries to the

satisfaction of known adjacent landowners during the survey process. These homestead lands also will be designated as land registration areas, under the law. This will help identify problems and enable adjudication of disputes over exact boundaries and extent of title, it was explained. Thus, if boundaries cannot be fixed to the satisfaction of all concerned, disputes will be resolved by the land commission.