

THE UNITED STATES PACIFIC FLEET
COMMANDER NAVAL FORCES MARIANAS

IN REPLY REFER TO:
COMNAVAMARIANAS FILE

FFS-9
62:5AM:eg
NI-1

Ser 0165

28 MAY 1953

CONFIDENTIAL "SECURITY INFORMATION"

From: Commander Naval Forces Marianas
To: Chief, Bureau of Yards and Docks
Via: Commander in Chief, U. S. Pacific Fleet

Subj: Land Requirements in the Saipan District of the Trust Territory

Ref: (a) CINCPACFLT Secret ltr FF1-1 NI-1 ser 0042 of 13 Jan 1953
(b) BUDGETS COMF SPELTR B411.3/aw NI-1 Pacific Is-O Y&D ser 9396 of 11 Mar 1953
(c) CINCPACFLT COMF ltr FF1-1 NI-1 ser 0845 of 20 Apr 1953

Encl: (1) (RIST) Marianas Area Dwg No. 10436 - Index of Trust Territory areas authorized for retention by the Armed Forces

1. The Commander in Chief, U. S. Pacific Fleet, by reference (a), requested COMNAVAMARIANAS to survey certain land in the Saipan District for retention by the Air Force and further to correct the index of map listings on current maps delineating land to be retained by the military services as shown on enclosure (1) which has been revised.

2. In accordance with reference (b), CINCPACFLT, by reference (c), requested COMNAVAMARIANAS to forward to the Chief, Bureau of Yards and Docks via CINCPACFLT the following information for each area to be retained for military use in the Saipan District:

a. Number of acres in each area under:

(1) Private ownership

(2) Public ownership

b. Present status and estimated date of completion of land appraisals for privately owned areas.

3. All of the land areas which have been approved now have a completed perimeter survey except three new areas which, it is understood, the Air Force will soon request. To indicate the status of perimeter surveys on the approved areas, the following is submitted:

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a. Present status:

Base Areas

1. Tanapag Harbor Reservation
2. Naval Operating Base
3. Kohler Airfield
4. Naval Magazine
5. Voice of America Radio Tower Area
6. Main Wall #1 (and US 97)
7. Main Wall #4
8. Civil Administration Areas

Perimeter Survey

- Complete
- Complete
- Complete
- Complete
- Complete
- Complete
- Complete
- Complete

Quart Areas

1. Loran Station

Complete

Air Base Areas

1. Isley Field
2. Rafutan-Ohian Bomb Dump
3. Wallace Highway and Beach Road
(portions between Isley and Tanapag)
4. Tank Farm Area - North of Isley
Field
5. Radar Site - Mt. Tapochan
6. Access Road - Linking Radar Site
with Wallace Highway

- Complete
- Complete
- Complete

Now request to be sub-
mitted

Now request to be
submitted

Now request to be
submitted

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4. The following general statements are submitted to indicate the land situation on Saipan as known by COMNAVHARIANAS:

a. All property records on Saipan lack adequate notes and bounds descriptions for determining property limits.

b. Marianas Area Dwg No. 10240, a cadastral map of Saipan, delineates all available property information and is based on five pre-World War II Japanese cadastral maps. The scale on MA Dwg No. 10240 is too small to permit usable acreage estimates on individual lots.

c. Military land requirements have been overlaid on MA Dwg No. 10240 in order to permit rough overall estimates of total government and private property.

d. It is roughly estimated that private property in military areas will run from 10 to 30 percent of the total acreage.

5. Since it is not known what degree of land survey is required, the following two cases are presented to indicate the problems involved:

a. Surveys and property information similar to that which has been provided for military acquisitions and condemnations on Guam:

- (1) Firming up and extending survey control.
- (2) Surveying private property and making property maps.
- (3) Compiling coverances for appraisal and legal purposes.

Predicated upon the use of COMNAVHARIANAS (Base Development) civilian personnel, it is estimated that to perform the above type survey, one and one half years will be required at an approximate cost of \$75,000.

b. If NEGOCES will permit settlement of property claims by negotiation rather than by use of definite coverances, the following could be followed:

- (1) Appraisers from the Property Administration Division, with reconnaissance survey men from the Survey and Mapping Branch, could compile lists of all property interests completely within military areas.

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