

**M Street Live!**  
**Management of Land Boundaries**  
**February 2, 2012**

This text is for accessibility and is not  
a verbatim record of the broadcast.

>> C. Cook: Thanks.

I've got a few questions.

We're going to move into our question-and-answer segment now.

We have -- if you have a question or comment, please give us a call at 1-877-862-5346.

You can send us a fax at 602-906-5701.

Or you can also text message or e-mail us at BLM TC telecast@blm.gov.

So don't be shy.

We'd love to hear any questions or comments that you have.

First we have questions that were sent in earlier.

We have one here that's specific about fencing project.

I'll read the question to you guys: I would like a clarification on the \$10,000 in value.

I read in attachment 2 the frequently asked questions that refers to, quote, high-revenue/value cases, end quote.

Income from commercial projects can be estimated.

It seems focused in revenue generating projects.

What if BLM is going to build a range fence or some other resource project like thinning or something like that?

What about -- does the process get invoked at that point?

>> D. Buhler: I can answer that.

If the fence project costs 9,000, then, no.

But if the project costs 11, yes.

I think we're trying to hold to this threshold, and we realize that sometimes it may cost -- there may be a cost actually lay out of the fence and that may be as much as the fence itself.

So, you know, we want to be realistic on this and, you know, I know people are concerned about the price of a grazing allotment and how to deal with that.

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>> C. Cook: How would they deal with a grazing allotment?  
Is that the same thing?

>> D. Buhler: Yes, a grazing allotment is a unit of -- that we use.  
It's something that has a boundary.  
And if it's within a quarter mile of a BLM boundary or in unsurveyed lands or adjacent to a riparian or water boundary, then, yes, that would be included if the value -- valuation of the allotment is over \$10,000.

>> C. Cook: Thanks, Don.  
We have our first caller.  
It's Andrew in Idaho.  
Are you there, Andrew?

>> Caller: I am here.

>> C. Cook: Hi, Andrew.  
What's your question for us today?

>> Caller: I'm wondering what the legal process of physically changing these legal descriptions when we do find problems with them and if a mistake has been relied upon by a landowner how that might affect the new legal description.

>> C. Cook: Karen, can you answer that for Andrew?

>> K. Montgomery: I'll try.  
Yes, we've actually -- the sound is really weird -- okay.  
So we've had that problem here in California and typically we'll work very closely with the title company to try to get that rectified through state law.  
It's not a federal property until we own it.  
So we work with our title company to do whatever

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needs to happen.

We've had to do some certificates of compliance to have filed at the county.

So it really depends on your state law at that point, but we work with our title companies to fix them.

>> C. Cook: Thanks for that call, Andrew, and I appreciate your question.

Okay.

We've got another call, guys.

This is Jose in the.

Go ahead, Jose, how are you doing?

>> K. Montgomery: Good morning, Jose.

>> Caller: We have a question here.

>> C. Cook: Go ahead.

What's your question.

>> Caller: What documents would you like to see in the LDR package for a right much -- right-of-way?

>> K. Montgomery: It's like I described earlier. We have a checklist and that's available in that land sharing folder that you can pull off.

And it's just a suggested checklist of types of documents you might think about including in your package and, again, more information is always better.

>> Caller: More is better.

>> K. Montgomery: So if you have it, send it.

>> C. Cook: Did that answer your question, Jose?

>> Caller: Yes.

I have another question from Mr. Eubanks.

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>> C. Cook: Go ahead.

>> Caller: We're sitting here trying to fumble through a question here. On a right-of-way grant do you want to see the draft document?

>> K. Montgomery: Well, it depends. That legal description should have been coming up here prior to the NEPA documentation, so if it's gone through the review and you've used that legal description in your NEPA documents and legal description hasn't changed, then, no, you can just use it in your grant deed.  
-- I mean, your right-of-way grant. If you change anything, though, yeah, you want to send it back and have an update done.

>> C. Cook: Okay, California. Do you have any other questions for us?

>> Caller: No, thank you.

>> C. Cook: Well, thanks for calling in. Don Buhler, are you still on the phone with us? We may have lost Don. I do have an e-mail question from Stan in Idaho. The government purchases title insurance for land transactions. So why is the review of the Land Description important when title insurance has been purchased for the parcel of land acquired by the government? Lance?  
Karen?

>> K. Montgomery: Well, usually there's an exception, a regional exception in a title policy, that doesn't insure against boundaries. I think that would be a good reason to start having our legal descriptions reviewed.

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>> D. Buhler: Cathy, can you hear me?  
This is Don Buhler.

>> C. Cook: I'm glad you're still there, Don.

>> D. Buhler: Title insurance only insures the  
title as Karen points out.  
This is a great process for us.  
It -- it covers that boundary piece that normally  
we never ask for that boundary part in the title  
insurance.

>> C. Cook: Okay, Don.  
Thanks.

Hey, Don, when you're not speaking, could you mute  
your speakerphone?

We were getting a little feedback here.

Thank you.

I have another e-mailed in question, guys.

That's great.

Kurt e-mails us and he is from the Vail District.

Kurt says: what should we as employees do when  
there are discrepancies between what's on the maps  
and what's on the ground?

Maps shows section corner on one side of the  
drainage and the actual ground location is on the  
other side.

The NPT are not up to date or out of date.

Land status doesn't match the legal status or  
topo.

So what's an employee supposed to do?

Karen, looks like you're shaking your head.

You have an answer for Kurt?

>> K. Montgomery: I'm let Lance field this one  
first.

>> L. Bishop: As I understand -- I mean, with all  
those confusing elements, I mean, certainly  
getting Cadastral Survey involved, but I would say  
signing the original monuments or the original

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survey corners out there on the ground is imperative in what you're describing there. So I think in that case where there's multiple discrepancies like that, you would have to get some kind of on the groundwork done.

>> K. Montgomery: But their monumentation on the ground is the controlling factor.

>> L. Bishop: Absolutely.

>> C. Cook: Thank you.  
We have another -- we have another caller, guys.  
We have Deborah in Wyoming.  
Are you there, Deborah?

>> Caller: Yes, yes.  
Yes, I am.

>> C. Cook: Deborah, what's your question for us?

>> Caller: Well, I'm looking at the presentation and in an acting capacity for my supervisor, she's not here today, and I guess after hearing the presentation, my question is: is the IM applicable to oil and gas leasing?  
In other words, if you have 250 parcels you're preparing for an oil and gas competitive lease/sale, will we have to have all 250 parcels reviewed because we cannot come to a valuation at that point?

>> C. Cook: Good question.  
Don Buhler in Washington, are you there?  
This sounds like it's for you.

>> D. Buhler: I think I heard the question.  
It's in regards to oil and gas leases and APD's.

>> C. Cook: That's correct.

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>> D. Buhler: And states -- I know in Wyoming they are processing a lot of APD's, but for this IM, of course, an oil and gas lease is a lands -- or resource transaction and a commercial project. So most oil and gas leases are going to fall in this if they are \$10,000 or more, which most of them are, within one quarter mile of a boundary and if they're in unsurveyed land or protracted areas, that would be the case.

I think we're asking each of the authorizing officers and chiefs to work together to look at this unique situation that we have in APD's and work on a best practices so that we can eventually incorporate they into the permanent directives of the particular activity, and this is one that I think is very important to the states that have a lot of oil and gas as well as to the BLM to make sure that we support that activity.

>> C. Cook: Okay.

Thanks, Don.

So, if you're using a speakerphone, I ask that you mute that when you're not talking so we don't get the feedback across the network. Okay?