Notice of Exchange Proposal

Proposed Exchange of Lands in Fremont County, Colorado

COC-64971

UNITED STATES DEPARTMENT OF THE INTERIOR, Bureau of Land Management, Royal Gorge Field Office, 3170 East Main Street, Canon City, Colorado 81212.

Notice is hereby given that the Bureau of Land Management (BLM) is considering a proposal to exchange land pursuant to Section 206 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1716), as amended. The parties to the exchange are the Bureau of Land Management, Robin L. Morley, and the Phantom Canyon Ranch Land and Cattle Company, LLC, a Colorado Limited Liability Company, 20 Boulder Crescent, 2nd Floor, Colorado Springs, Colorado 80903.

The federal land proposed for exchange consists of the surface and mineral estate on eight scattered and isolated parcels totaling 2,054.09 acres. These eight parcels are all located in Fremont County, Colorado along the U.S. Highway 50 corridor between Canon City and Penrose. The federal lands have been divided into the following four geographic units: the Soda Springs Parcel, Penrose Commons Parcel, Brush Hollow Parcel, and Dakota Ridge Parcel. These parcels are described as follows:

**Soda Springs Parcel** (470 acres total):

Sixth Principal Meridian, Colorado,

T. 17 S., R. 68 W.,

section 30, W½SE¼SW¼, S½SW¼SE¼, NE¼SW¼SE¼, and SE¼SE¼; (90 acres)

section 31, NE¼, S½NE¼NW¼, SE¼NW¼, NE¼SW¼, and W½SE¼;(340 acres)

section 32, NW¼NW¼; (40 acres).

**Penrose Commons Parcel** (914.09 acres total):

Sixth Principal Meridian. Colorado,

T. 18 S., R. 68 W.,

section 7, lots 1, 2, 3, and 4. (167.52 acres).

T. 18 S., R. 69 W.,

section 1, lots 7, 8, 9, 10, and SW¼SE¼; (156.57 acres)

section 11, SE¼NE¼NE¼, SE¼SW¼NE¼, NE¼SE¼SW¼, and S½SE¼SW¼; (50 acres)

section 12, N½ and SE¼; (480 acres)

section 14, NE¼NW¼, and S½NW¼NW¼; (60 acres).

**Dakota Ridge Parcel** (430 acres total):

Sixth Principal Meridian, Colorado

T. 18 S., R. 69 W.,

section 17, SW¼SW¼NE¼, SW¼NE¼NW¼, NW¼NW¼, S½NW¼, E½SW¼, S½NE¼SE¼, NW¼NW¼SE¼, S½NW¼SE¼, and S½SE¼. (350 acres)

section 20, N½NE¼. (80 acres)

**Brush Hollow Parcel** (240 acres total):

Sixth Principal Meridian, Colorado,

T. 18 S., R. 69 W.,

section 24, S½NW¼, W½SW¼, and W½SE¼. (240 acres).

The federal land described above has been segregated from appropriation under the public land and mineral laws. The BLM proposes to convey the above listed land to Robin L. Morley and the Phantom Canyon Ranch Land and Cattle Company, LLC, a Colorado Limited Liability Company.

In exchange for the above-described federal land, the United States would acquire 2,242.43 acres of nonfederal land located in Fremont County adjacent to other BLM-administered land in the area. The nonfederal land is legally described as follows:

Sixth Principal Meridian, Colorado,

T. 17 S., R. 69 W.,

section 7, S½SE¼;

section 8, S½S½

section 17, all;

section 18, lots 2, 3, 4, NE¼, E½SE¼, and E½W½;

section 19, lot 1, E½E½, SW¼NE¼, and NE¼NW¼;

section 20, SE¼NW¼, W½W½, and SE¼SW¼;

section 29, N½NW¼.

T. 17 S., R. 70 W.,

section 13, NE¼, and E½SE¼.

The nonfederal lands are located 6 miles north of Cañon City, Colorado. The property consists of one private in-holding surrounded by large blocks of public land.

The United States owns all of the minerals in 1,762.43 acres of the above-described nonfederal lands by virtue of prior patent reservations. The mineral estate in 480 acres of the nonfederal lands, described as the S½SE¼ of section 7, the S½S½ of section 17, the N½NE¼ of section 18, and the W½NW¼, SE¼NW¼, and NW¼SW¼, of section 20, all in T. 17 S., R. 69 W., is privately owned and would be conveyed to the United States in the exchange.

Both the federal and nonfederal lands would be conveyed subject to known valid and existing rights and encumbrances of record.

The exchange proposal is in conformance with BLM's land use plan for the Royal Gorge Field Office. The federal lands have been identified as suitable for disposal by exchange in the Royal Gorge Resource Area Management Plan, and the nonfederal lands meet acquisition criteria specified in the Royal Gorge Resource Area Resource Management Plan. The objectives of the exchange are to: (1) consolidate public and private land ownership patterns for more effective and efficient management and reduce conflicts between federal land uses and private property; (2) protect and enhance the wildlife values including threatened and endangered as well as BLM sensitive species habitat; (3) protect the hydrology that supports this unique wetland canyon habitat; (4) provide new hiking and horseback riding opportunities along the Gold Belt Tour that are not currently available; and (5) preserve the visual qualities of Cooper Mountain and the surrounding public lands.

The lands included in the exchange proposal will be appraised in accordance with federal regulations and federal appraisal standards. The values of the federal and nonfederal lands must be equal, or capable of being equalized, in order for the exchange to be approved. Lands may be deleted from the exchange in order to equalize values.

The Federal Land Transaction Facilitation Act (FLTFA) of 2000 (Public Law 106-248) was enacted on July 25, 2000. The federal lands described in this Notice of Exchange Proposal were identified for disposal in a land use plan which was in effect at the time FLTFA was enacted. If the exchange is completed and a cash payment is made to the United States to equalize values, the payment to the United States will be deposited in the Federal Land Disposal Account authorized under Section 206 of FLTFA.

More detailed information concerning the proposed exchange, Serial Number COC-64971, may be obtained from Debbie Bellew, Realty Specialist, Royal Gorge Field Office, 3170 East Main Street, Canon City, CO 81212. (719) 269-8514.

BLM will prepare an environmental analysis and other resource reports required in order to determine whether or not to approve the exchange. Interested parties may submit comments advising the BLM of any liens, encumbrances, or other claims relating to the nonfederal lands and comments concerning the proposed exchange to Roy Masinton, Royal Gorge Field Manager, at the above address. In order to be considered in the environmental analysis of the proposed exchange, comments must be submitted in writing to the Field Manager and be postmarked or delivered within 45 days after the initial date of publication of this Notice.

Dated: 5-18-05

 Roy L Masinton

Roy L. Masinton, Field Manager