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**TOMBSTONE
MINING DISTRICT
Cochise County, Arizona
Block 4
Land Status
(In area of Mutual Interest)
Historic Title Report**

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March 1, 1963

Mr. R. J. Dobson
Vice President
Austral Oil Company Incorporated
2700 Humble Building
Houston, Texas 77000

Re: Land Status
Tombstone Project

Dear Mr. Dobson:

Pursuant to the request of Mr. Darrell C. Morrow of Vinson, Elkins, Weems & Sparks, this office has examined certain records in the Bureau of Land Management office and State Land Department office in Phoenix, Arizona, and also certain records in the office of the Recorder of Cochise County, Arizona, at Bisbee, Arizona, and, pursuant to instructions from Mr. Morrow, have obtained preliminary title insurance reports from the Bisbee offices of Southern Arizona Title and Trust Company and Transamerica Title Insurance Company relating to the areas and titles as hereinafter described. As you will recall, when you were in Tucson on January 27, I furnished to you copies of the MTP plats and Historical Indexes and also of Mining District Plat Sheets, all of which material pertains to the area examined and all of which was obtained from the Bureau of Land Management in Phoenix.

My examination covered the following areas, all in T. 20 S., R. 22 E., G&SRM, Cochise County, Arizona:

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- Section 9 - SE/4
- Section 10 - SW/4
- Section 15 - NW/4
- Section 16 - All
- Section 17 - E/2 and E/2 W/2
- Section 20 - NE/4
- Section 21 - N/2

all of which areas are shown on the Sketch Map attached to this status report. The attached Sketch Map is intended only as a general graphic representation of land status, is not to scale, and should not be relied upon except with reference to the specific comments set forth in this letter.

FEDERAL MINERALS

(a) Public Domain

Based upon an examination of the records in the Arizona Land Office of the Bureau of Land Management in Phoenix on January 24, 1968, the following areas (shown in yellow on Sketch Map):

NW/4 SE/4 and Lots 1, 3 and 4 of Section 9 (containing 138.75 acres); S/2 SW/4 and Lots 8, 9 and 10 of Section 10 (containing 132.72 acres); NE/4 NW/4 and Lots 2, 3 and 4 of Section 15 (containing 138.15 acres); NE/4 of Section 20 (containing 160 acres), and N/2 of Section 21 (containing 320 acres), all in T. 20 S., R. 22 E., G&SRM.

were, as of January 24, 1968, public domain and open to entry under the mining laws subject to the following:

1. Any valid unpatented mining claims staked within the area - an opinion as to the title and validity of such claims cannot be based upon BLM, State of Arizona or Cochise County records, but can only be ascertained from a thorough field examination by a person qualified by training and experience to conduct such examinations.

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2. Right of Way for construction and maintenance of a railroad issued to the New Mexico & Arizona Railroad under Serial No. 086526 across portions of Sections 9, 10, and 20 pursuant to the Act of March 3, 1875, as amended.

3. Rights of Taylor Grazing Act lessees to reimbursement for grazing improvements.

4. Rights of Way, if any, acquired for road purposes by public user.

(b) Minerals Reserved to United States

The January 24, 1968, examination revealed that the area shown in blue on the attached Sketch Map consisting of:

E/2 W/2, S/2 SE/4, SW/4 NE/4 and Lots
1, 2, 3, 4 and 5 of Section 17, T. 20 S., R.
22 E., G&SRM, (containing 453.41 acres)

was conveyed to the State of Arizona under the Section 8 exchange provisions of the Taylor Grazing Act (43 USCA § 315 [g]) on January 24, 1941, which patent contains the following reservation:

Reserving, also, to the United States all minerals in the lands so granted, together with the right to prospect for, mine and remove the same, as authorized by the provisions of said Section 8, as amended as aforesaid.

The applicable portions of the statute provide that:

... any person who prospects for or acquires the right to mine and remove the reserved mineral deposits may enter and occupy so much of the surface as may be required for all purposes incident to the prospecting for, mining and removal of the minerals therefrom, and may mine and remove such minerals, upon payment to the owner of the surface for damages caused to the land and improvements thereon.

It should be pointed out that the Taylor Grazing Act (unlike the Stock-Raising Homestead Act) does not limit the surface owner to a

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particular type of damage under a Section 8 exchange. As of January 24, 1968, the reserved minerals were open to location under the mining laws subject to the following:

1. Any valid unpatented mining claims staked within the area - an opinion as to the title and validity of such claims cannot be based upon BLM, State of Arizona or Cochise County records, but can only be ascertained from a thorough field examination by a person qualified by training and experience to conduct such examinations.
2. Right of Way for construction and maintenance of a railroad issued to the New Mexico & Arizona Railroad under Serial No. 086520 across portions of Section 17 pursuant to the Act of March 3, 1875, as amended.
3. State of Arizona Grazing Lease issued to Harold O. Love et al., 1900 First National Bank Building, Detroit, Michigan, for a period expiring February 18, 1976. In the event of any mining operations, compensation would have to be made to the State of Arizona and its lessees for any surface damage.
4. Rights of Way, if any, acquired for road purposes by public user.

STATE OF ARIZONA MINERALS

The examination revealed that the State of Arizona's title attached to the following (shown in green on Sketch Map):

Lots 1 through 14, NE/4 SW/4 and S/2 SW/4
of Sec. 16, T. 20 S., R. 22 E., G&SRM,
(containing 450.33 acres)

upon the filing of the official survey with the General Land Office on April 5, 1906, subject to the proviso that the state did not acquire title to any of such lands known to be mineral on that date. The state's title, under the applicable legislation, vested upon the filing of the survey and no patent has been issued to the State of Arizona by the United States. As will be noted on the MTP plat furnished to you on January 27, certain portions of Section 16 were patented under the mining laws prior to state's acquisition of title. In addition, a U.S. Mineral Survey of the

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Franklin unpatented lode mining claim is of record in the office of the Bureau of Land Management; the State of Arizona does not claim ownership to the area encompassed within the Franklin unpatented claim, as surveyed.

(a) State of Arizona Mineral Leases

The State of Arizona issued Mineral Lease No. 2990 encompassing State of Arizona land in the E/2 of Lot 1 (19.00 acres) and Mineral Lease No. 2491 encompassing State of Arizona land in the W/2 of Lot 1 (11.35 acres) to E. H. Escapule, both of which Leases were dated December 1, 1966. Subject to compliance with the provisions of the said Leases, the Leases were issued for terms of 20 years and contain preferential rights of renewal thereafter. The annual rental payments in the amount of \$15.00 per Lease were timely paid on or before December 1, 1967. Section 27-235 of Arizona Revised Statutes specifies that every mineral lease of state lands shall provide for:

The performance of annual labor . . . and for
furnishing proof thereof to the commissioner.

Failure to comply with this requirement can result in the commissioner giving written notice of default and failure to cure the default within a stated period of not less than 30 days can result in forfeiture of the lease. As of January 24, 1968, there had been no proof of labor furnished to the commissioner for the lease year ending in 1967. As a practical matter the commissioner will not issue a notice of default as long as rental and royalty payments are current unless such default is urged by a third party.

On February 5, 1968, this office forwarded to the State Land Department applications for assignment of Mineral Lease Nos. 2990 and 2991 to Austral Oil Company Incorporated. After my January 24th examination of the State Land Department records and prior to February 5, 1968, the State Land Department discovered that the two Lease property descriptions contained erroneous recitals of acreage. Accordingly the State Land Department forwarded supplemental descriptions to E. H. Escapule with instructions that they be attached to the originals of the Leases. Upon being advised of this fact and of the fact that the assignments could not be completed until the supplemental descriptions were attached to the originals of the Leases, I sent Mr. Escapule a letter asking him to return the supplemental descriptions to this office. As of the present date I have not yet received the supplemental descriptions.

(b) State of Arizona Prospecting Permit

The State of Arizona issued Mineral Prospecting Permit No. 11945 to W. W. Grace on January 31, 1968, for a period of

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one year with the right to renew at yearly intervals thereafter for four additional years upon compliance with the obligations of the Permit. On February 5, 1968, this office forwarded to the State Land Department an application for assignment of the Permit to Austral Oil Company, Incorporated. This application is presently being processed. Prospecting Permit No. 11945 covers the following:

Lots 2 through 14, NE/4 SW/4 and S/2
SW/4 of Section 16, T. 20 S., R. 22 E.,
G&SRM

Although Permit No. 11945 recites that it encompasses 419.98 acres, the State Land Department tract books indicate that the State of Arizona claims 419.99 acres within this area subject to Permit No. 11945. This latter figure is probably inaccurate inasmuch as the 419.98 acreage figure conforms with the lot acreage descriptions in the MTP plat at the Bureau of Land Management. To completely and accurately verify this minor discrepancy in acreage would require examination and evaluation (preferably by an engineer) of the General Land Office survey plat and of the various mineral survey field notes of the surveyed mining claims, all or portions of which lie within Section 16.

In my opinion the Austral Oil Company Incorporated, upon completion of assignments to it of the above described Mineral Leases and Prospecting Permit, will be the holder of all rights granted thereunder by the State of Arizona subject to the following:

1. Rights, if any, that can be established under unpatented mining claims located prior to April 5, 1906, and on which claims valuable mineral discoveries can be proven to have existed prior to that date.
2. Right of Way for construction and maintenance of a railroad issued to the New Mexico & Arizona Railroad under Serial No. 086526 across portions of Section 16 pursuant to the Act of March 3, 1875, as amended.
3. State of Arizona Grazing Lease issued to Harold O. Love et al., 1900 First National Bank Building, Detroit, Michigan, for a period expiring February 18, 1976.

In connection with any third-party rights in unpatented mining claims located prior to April 5, 1906, I am informed that Mr. E. B. Escapule has observed no evidences of any rights asserted to such claims other than the Franklin claim (to which the State of Arizona

asserts no title).

PATENTED LODGE MINING CLAIMS

Except as specifically set forth below, this office made no attempt to establish ownership to the surface or minerals within the boundaries of the lode mining claims which have been the subject of U.S. Mineral Surveys within the area examined (which claims are shown in pink on the Sketch Map). Of these claims, all but the Blue Jacket claim in Section 10 and the Necessity (Perrenoud) in Section 9 are patented claims. Some preliminary title work was done in the office of the Recorder of Cochise County, Arizona, on certain claims involved in pending negotiations. However, because of time limitations we were instructed by Mr. Morrow to order title insurance and obtain preliminary title reports on the claims involved in the pending agreements.

(a) Brother Jonathan, Triple Ex, Main, Sunset and Lowell Patented Lode Mining Claims.

Attached to this letter is a copy of a preliminary report issued by Southern Arizona Title and Trust Company under their Order No. 13542 indicating that, upon compliance with the requirements listed on page 2 of the report, record title would be vested in Charles B. Escapule and Louis W. Escapule, subject to the exceptions, encumbrances and reservations specifically listed in the report. As you will note, the requirements relate to evidence of marital status and to a conveyance of the Sunset claim from Ernest B. Escapule et ux to Charles B. and Louis W. Escapule.

(b) May Patented Lode Mining Claims.

Attached to this letter is a copy of a preliminary report issued by Southern Arizona Title and Trust Company under their Order No. 13541, indicating record title was vested in Charles B. Escapule and Louis Escapule subject to the exceptions, encumbrances and reservations specifically listed in the report. For title insurance purposes, the title company has indicated a requirement concerning the marital status of Ernest B. Escapule as set forth on the second page thereof.

(c) Chance Patented Lode Mining Claim.

Attached hereto is a preliminary report prepared by Transamerica Title Insurance Company indicating that on January 30, 1968, title to the Chance claim was vested in

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Jeanne M. Devere and Burton J. Devere subject to the items set forth in Parts One and Two of the report.

Subsequent to the issuance of the preliminary report and at the time of execution of the Mining Lease and Option Agreement between Austral and W. W. Grace et ux., et al., there was recorded in the office of the Recorder of Cochise County Arizona, an Agreement between Jeanne M. Devere and Burton J. Devere as sellers and T. J. Colvin, an unmarried man as buyer, whereunder Colvin has agreed to purchase the Chance mining claim on the terms and conditions as set forth therein. I have instructed Transamerica Title Insurance Company to issue an amended preliminary title report insuring Austral's interest, as obtained under the above described Mining Lease and Option Agreement. As will be noted on the attached preliminary report, there is an Agreement between Wallace E. Main and the Deveres of record in the office of the Recorder of Cochise County granting to Main an option to purchase the Chance claim. Transamerica Title Insurance Company furnished me a copy of what is purported to be a cancellation and release of the Main-Devere Option Agreement. However, the document is not in a recordable form and it will be necessary to obtain a recordable cancellation and have the same placed of record to extinguish any apparent record interest of Wallace E. Main.

(d) Other Patented Mining Claims.

As stated above, no attempt was made by this office to determine ownerships in and to other patented mining claims situated within the examination area.

UNPATENTED MINING CLAIMS

An examination was conducted in the office of the Recorder of Cochise County, Arizona, by this office on January 31, 1968, and the results are set forth as follows:

(a) Amy Nos. 1-18.

Exhibit A to the February 2, 1968, Mining Lease and Option Agreement between Austral Oil Company Incorporated and W. W. Grace et ux., et al., recites that T. G. Colvin located 18 federal lode mining claims designated as the Amy Nos. 1-18 on January 1, 1968, and that such claims were situated in Sections 20 and 21, T. 20 S., R. 22 E. As of the date that this office examined the records in the office of the Recorder of Cochise County, location notices had not been recorded for this group of claims and no opinion is expressed as to the sufficiency of the

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location notices. As an item of interest, however, it was noted that location notices for 18 Amy lode mining claims were placed of record on September 7, 1967, which claims were located by W. W. Grace. The notices failed to specify the date on which the claims were located other than that they were located in September, 1967. The location notices each recited that location work "to be done by drilling." No affidavits of performance of location work by drilling had been placed of record as of January 31, 1968, for the 18 Amy claims located by Grace.

(b) Fox Nos. 1, 2 and 3 (1950 locations).

E. B. Escapule (2/3) and E. H. Escapule (1/3) located three federal lode mining claims designated as the Fox Nos. 1, 2 and 3 on July 1, 1950, the location notices of which were timely recorded at Docket 42, pages 392-394. The location notices of the three claims recite that the claims are each 1500 feet by 600 feet and the notices are in good order. The location notices do not contain a description as to the position of the claims by legal subdivision but do tie the three claims into adjoining patented claims. Under a Quitclaim dated October 16, 1966, and recorded at Docket 447, page 235, E. B. Escapule et ux. quitclaimed their interest in the Fox Nos. 1-3 claims to E. H. Escapule, and the record title was vested in E. H. Escapule as of January 31, 1968, subject to the comments in subparagraph (j) below.

(c) Fox #1, #2 and #3 (1966 locations).

E. B. and E. H. Escapule located three claims designated as Fox #1, #2 and #3 on September 12, 1966. The location notices of the claims recite that the claims are located on "state lands only." The location notices were timely recorded at Docket 436, pages 406-411. The notices described claims 1,320 feet by 660 feet. It is not completely clear from the location notices as to whether the claims were located in Section 16 or Section 17, although it appears that the locations were intended to cover areas in the NE/4 of Section 17. If this is true, the claims are an invalid attempt to acquire state mining claims inasmuch as the minerals underlying the NE/4 of Section 17 are reserved to the United States as pointed out above. For these reasons it is my opinion that Austral acquired no rights with respect to the Fox #1, #2 and #3 claims.

(d) Fox #4 through Fox #10.

E. B. Escapule and E. H. Escapule located seven claims designated as Fox #4 through #10 on November 1, 1967, the location notices of which were timely recorded at Docket 503, pages 453-466. The location notices recite that the claims are

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situated in the NE/4 and in the NW/4 SW/4 of Section 17, T. 20 S., R. 22 E. The location notice for Fox #7 is inconsistent in that the length of the claim is recited as 1300 feet but the metes and bounds description of the claim indicates an intent to claim 1320 feet.

Three major defects are apparent on the face of the location notices:

(1) Each of the location notices recite that the locators are claiming 650 feet in width (325 on each side of the point at which the notice is posted). Obviously, the claims are invalid as to areas claimed in excess of 300 feet in width on each side of the point on which the location notice was posted. This would result in a strip of open ground 60 feet in width between the claims. It is my understanding that this situation has been brought to the attention of the locators and that steps have either already been taken to correct this defect and cover the open ground or that such action will be taken in the near future.

(2) Each of the location notices recites that the location monument is situated on the end line. In absence of a very accurate survey, such a manner of posting could easily result in failure to post the location notice within the claim boundaries.

(3) The location notices for the Fox #9 and #10 claims purport to cover the same ground -- being the N/2 NW/4 SW/4 of Section 17. This latter area is not contiguous with the areas covered by the Fox #4 through #8 claims.

Record title as of January 31, 1963, was vested in E. B. and E. H. Escapule subject to the foregoing and to the comments contained in subparagraph (j) below. The first year for which annual labor must be performed on the claims will be the assessment year commencing September 1, 1963, and ending September 1, 1969.

(e) Fox #11 through Fox #19.

Exhibit A to the February 2, 1963, Mining Lease and Option Agreement between Austral Oil Company Incorporated and E. B. Escapule et ux., et al., recites that E. H. Escapule located nine unpatented claims designated as Fox #11 through #19 on January 25, 1963, and that such claims were situated in Section 17, T. 20 S., R. 22 E. As of the January 31, 1963, examination, the location notices for these claims had not been recorded and no opinion is expressed as to the sufficiency of the location notices.

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(f) Misy #1 through #4

E. B. and E. H. Escapule located four claims designated as Misy #1 through Misy #4 on August 28, 1967, the location notices of which were timely recorded at Docket 503, pages 445-452. The location notices recite that these claims are situated in the SW/4 SW/4 of Section 10 and the NW/4 NW/4 of Section 15, T. 20 S., R. 22 E. Reference is made in the location notice of the Misy #3 claim to the fact that the claim is intended to cover the "SW 1/2" SW/4 SW/4 of Section 10. The portion of the description in quotes was obviously meant to be to the W/2 instead of SW/2. A similar reference to the "SE 1/2" in the Misy #4 location notice is an obviously erroneous reference to the E/2. One additional major defect exists in each of the location notices--each of the location notices recites that the claims are intended to cover an area 660 feet in width (330 feet in width on each side of the point at which the location notice was posted). The comments in subparagraph (d) (1) above apply also to the four Misy claims. Record title on January 31, 1968, was vested in E. B. and E. H. Escapule subject to the foregoing and to the comments contained in subparagraph (j) below. The first year for which annual labor must be performed on the claims is the assessment year which began September 1, 1967, and which will end September 1, 1968.

(g) SOLSTICE #1 through #8

E. B. and E. H. Escapule located eight claims designated as SOLSTICE #1 through #8. Each of the notices contains a discrepancy as to the date of location in that they recite a location date of August 28, 1967, and also recite that the location notices were posted on the ground on August 9, 1967. The date on which any rights were acquired by virtue of the location would be the date of actual posting on the ground regardless of the dates recited in the notice (but in no event would any rights arise prior to August 9, 1967). The location notices were timely recorded at Docket 508, pages 429-444 and the location notices recite that the claims are situated in the SE/4 of Section 9, T. 20 S., R. 22 E. Each of the location notices recites that the claims are 660 feet in width (330 feet on each side of the point at which the location notice was posted). The comments in subparagraph (d) (1) above apply also to each of the eight SOLTICE claims. Record title to each of the claims as of January 31, 1968, was vested in E. B. and E. H. Escapule subject to the foregoing and to the comments contained in subparagraph (j) below. The first year for which annual labor must be performed on the claims is the assessment year which began September 1, 1967, and which will end September 1, 1968.

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(h) Z. B. #1, #2 and #3

D. L. Escapule located three claims on October 15, 1967, designated as the Z. B. #1, #2 and #3 claims. Location notices for the three claims were timely recorded at Docket 509, pages 7-9, and the location notices recite that the claims are situated in the W/2 SE/4 of Section 17, T. 20 S., R. 22 E. Each of the location notices contains gross errors in the metes and bounds descriptions but each indicates the intent to locate claims 1320 feet by 660 feet. None of the claims contain a description of the point of posting of the location notices as required under federal and State of Arizona statutes. Inasmuch as each of the claims is overwidth, the comments contained in subparagraph (d) (1) above apply. However, it cannot be determined from the location notices as to how much open ground exists on each side of each claim. Record title as of January 31, 1968, was vested in D. L. Escapule subject to the foregoing and to the comments contained in subparagraph (j) below. The first year for which annual labor must be performed on the claims will be the assessment year commencing September 1, 1968, and ending September 1, 1969.

(i) ERNEST EDWARD #1, #2 and #3

Harold E. Davis (H. E. Davis) located three claims on October 15, 1967, designated as the ERNEST EDWARD #1, #2 and #3 claims. The location notices were timely recorded at Docket 507, pages 150-152, and the notices recite that the claims are situated in the E/2 SE/4 of Section 17, T. 20 S., R. 22 E. Each of the location notices recites that the claims are intended to cover an area 660 feet in width (330 feet on each side of the point at which the location notice was posted). The comments in subparagraph (d) (1) above apply also to the three ERNEST EDWARD claims. Each of the notices also recite that the location monument was situated on an end line and the comments in subparagraph (d) (2) above apply also. As of January 31, 1968, record title was vested in H. E. Davis subject to the foregoing and to the comments contained in subparagraph (j) below. The first year for which annual labor must be performed on the claims will be the assessment year commencing September 1, 1968, and ending September 1, 1969.

(j) General Comments

(1) In view of the numerous discrepancies and errors contained in the location notices, it is essential that amendments or relocations be made of all claims (with the possible exception of the 1950 Fox Nos. 1, 2 and 3).

(2) Because of the fact that patented mining claims cut across

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areas covered by many of the foregoing unpatented mining claims and since it is essential to the validity of an unpatented mining claim that the location notice and location monument be posted on ground open for location, an accurate survey should be made in order to establish that the point of posting of the location notices on the foregoing claims or any amendments or relocations thereof is on ground open to entry.

(3) The only unpatented mining claims listed above for which annual assessment work was required for the assessment year ending September 1, 1967, were the 1950 Fox Nos. 1-3. No attempt has been made to check assessment work for each year since the date of location of these claims. Enclosed under separate cover with the location notices is a copy of an Affidavit of Labor Performed and Improvements Made filed by E. H. Escapule for the three Fox claims for the assessment year ending September 1, 1967. The Affidavit was timely filed; however, the Affidavit describes neither the work performed nor the amount expended in such performance and it is doubtful that the Affidavit would constitute even prima facie evidence that proper work was performed if the work were challenged by a third party asserting forfeiture. For this reason, it would be my recommendation that a sworn statement be obtained from M. E. H. Escapule describing the work performed and the amount expended.

(4) The opinions expressed in this letter pertain solely to the record title as it existed on January 31, 1963. Other questions concerning the validity or lack thereof of each of the claims can only be ascertained through a thorough examination conducted on the ground by a person experienced in conducting such field examinations. Factors upon which the validity of the claims depend include determination of whether the claims are properly monumented in the field, evidence of performance of proper location work, and whether or not a discovery of valuable mineral in place has been made within the boundaries of each of the claims. In addition, such an examination is necessary to ascertain the existence or nonexistence of prior valid unpatented mining claims in conflict with the claims set forth above.

Under separate cover I am forwarding to you copies of the location notices for the unpatented claims discussed above. Copies were not obtained of the location notices of the 18 Amy claims nor of the Fox #11 through #19 claims inasmuch as location notices for such claims were not of record at the time of our examination. Copies of the Fox Nos. 1, 2 and 3 were illegible and also were not obtained.

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If you have further questions or if you desire further clarifications of any of the above comments, please do not hesitate to contact this office.

VERITY & SMITH

By

Leo N. Smith

LNS:lh

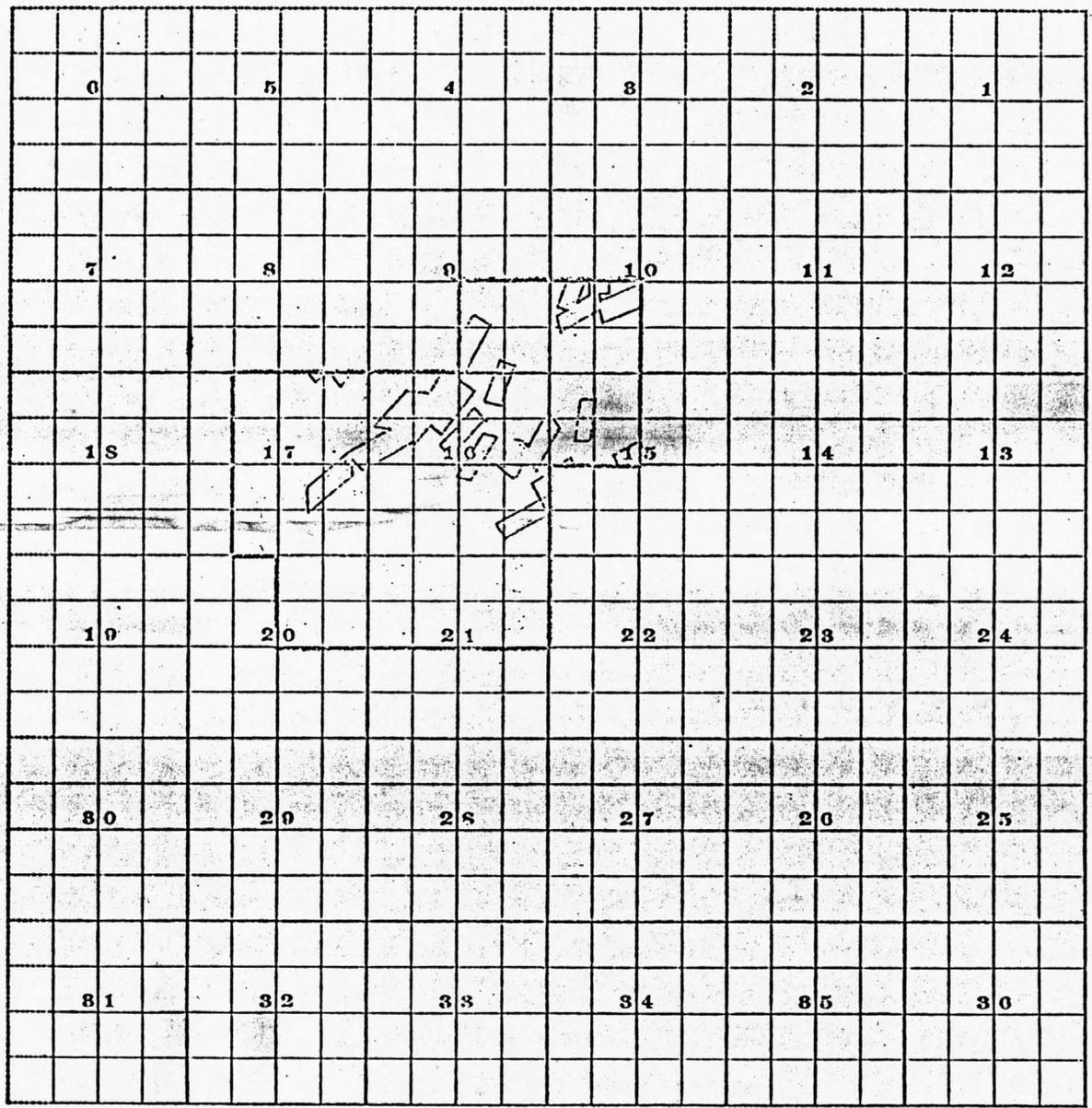
cc: Mr. Darrell C. Morrow

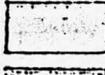
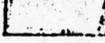
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SKETCH MAP - TO ACCOMPANY LAND STATUS REPORT

Cochise County Arizona

Sec. _____ Township No. 20 S. Range 22 E. of G&SR ~~Natural~~ Meridian



-  Public Domain (federal mineral and surface)
-  Mining Claims as shown on MTP plat (private mineral & surface)
-  Taylor Grazing Act Patent (federal minerals & state surface)
-  State School Lands (state minerals & surface)

Not to scale - Locations of patented mining claims are only approximate.

358-44
 TOWNSHIP
 KEUFFEL & ESSER CO. MADE IN U.S.A.
 SCALE 1 INCH = 1 MILE
 K&E